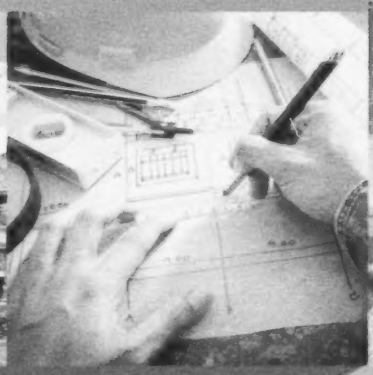
HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Greater Toronto Area

Date Released: August 2018



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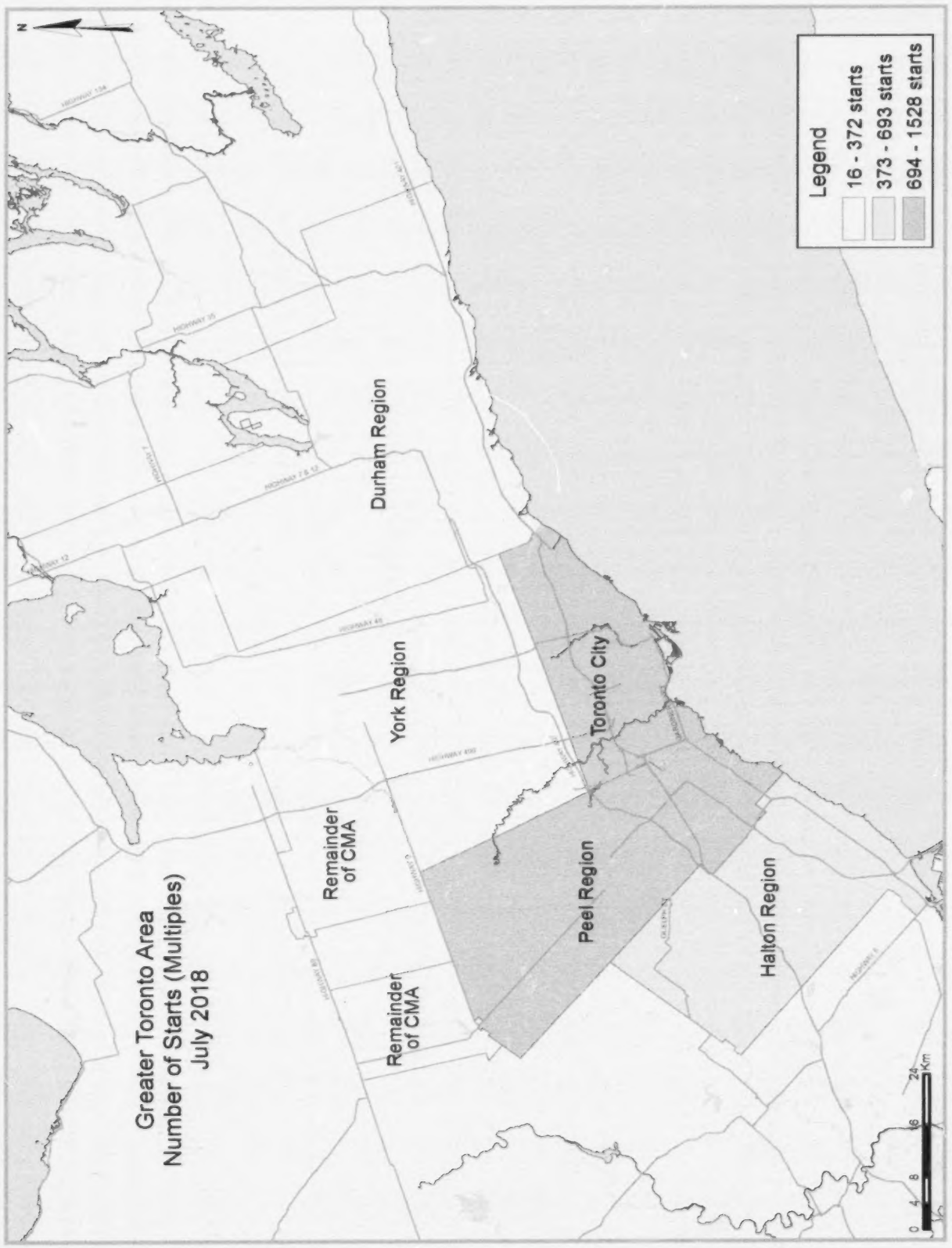
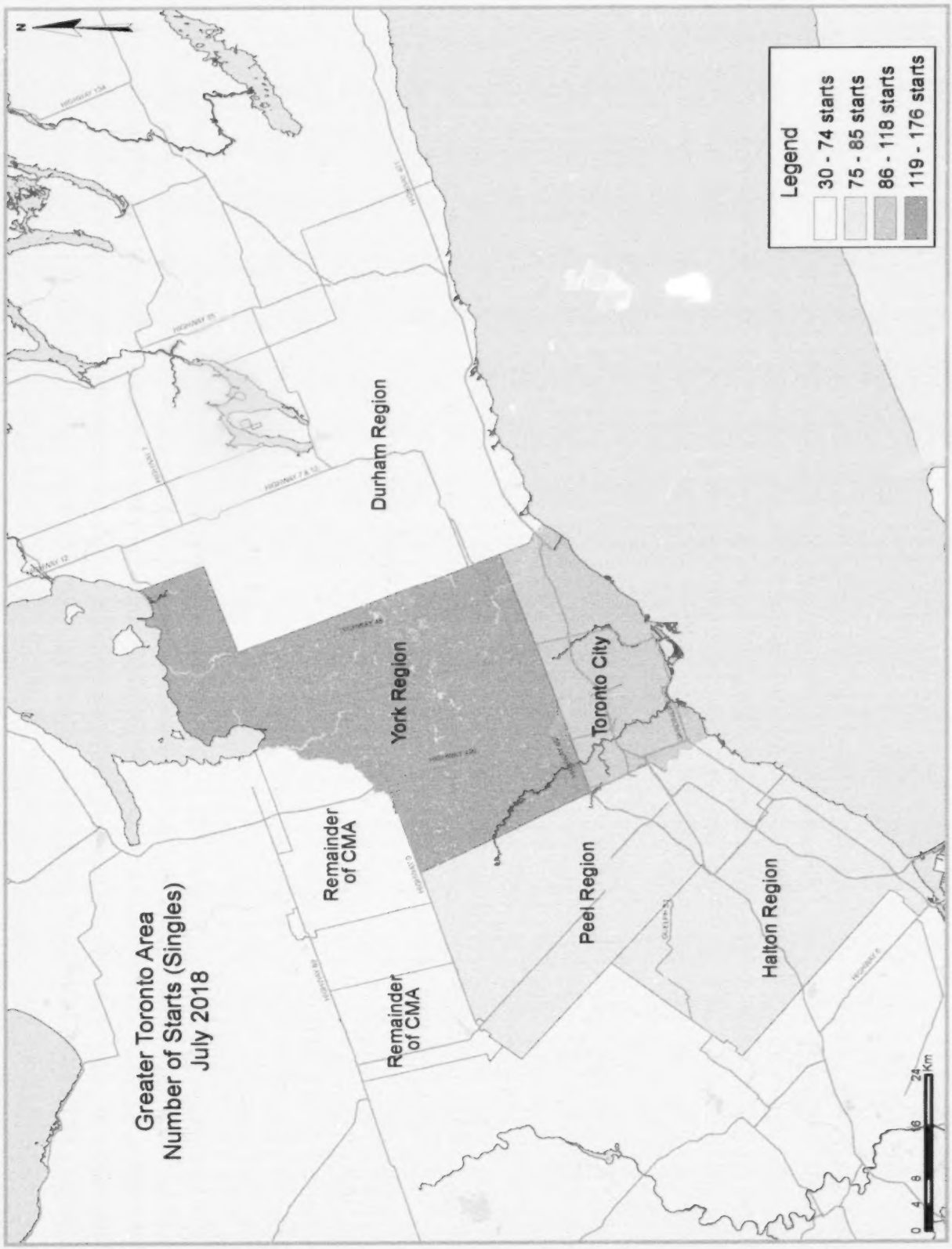
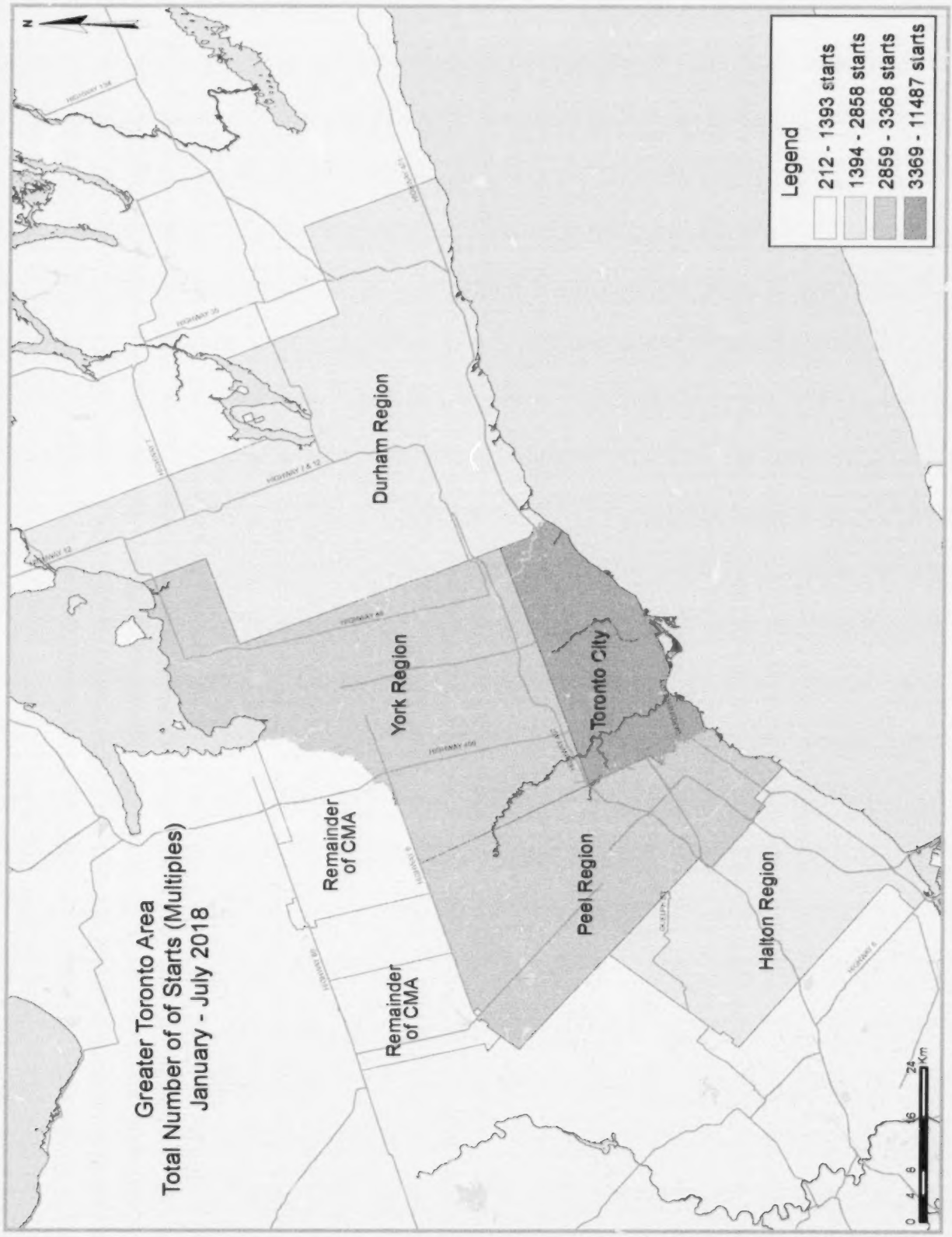
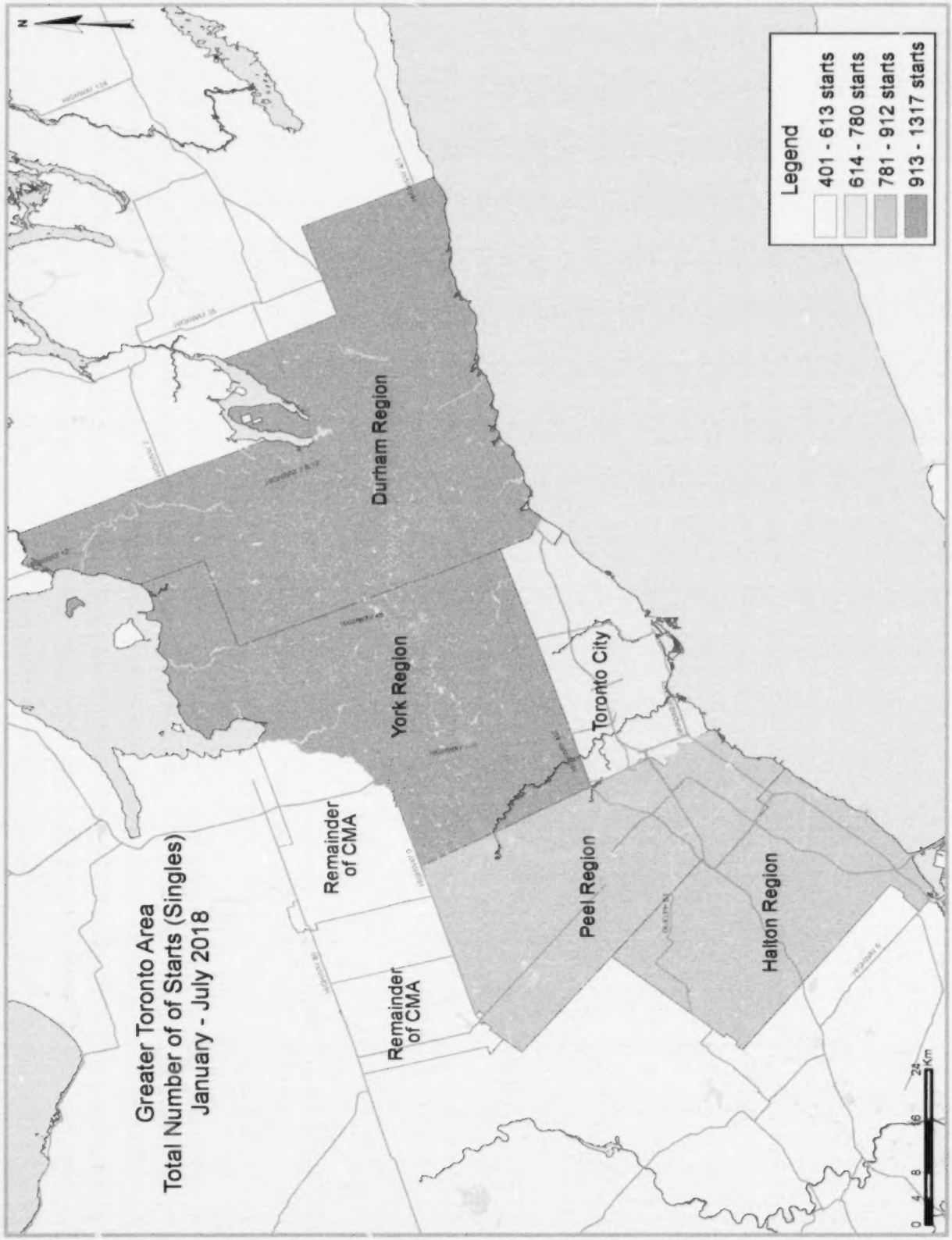
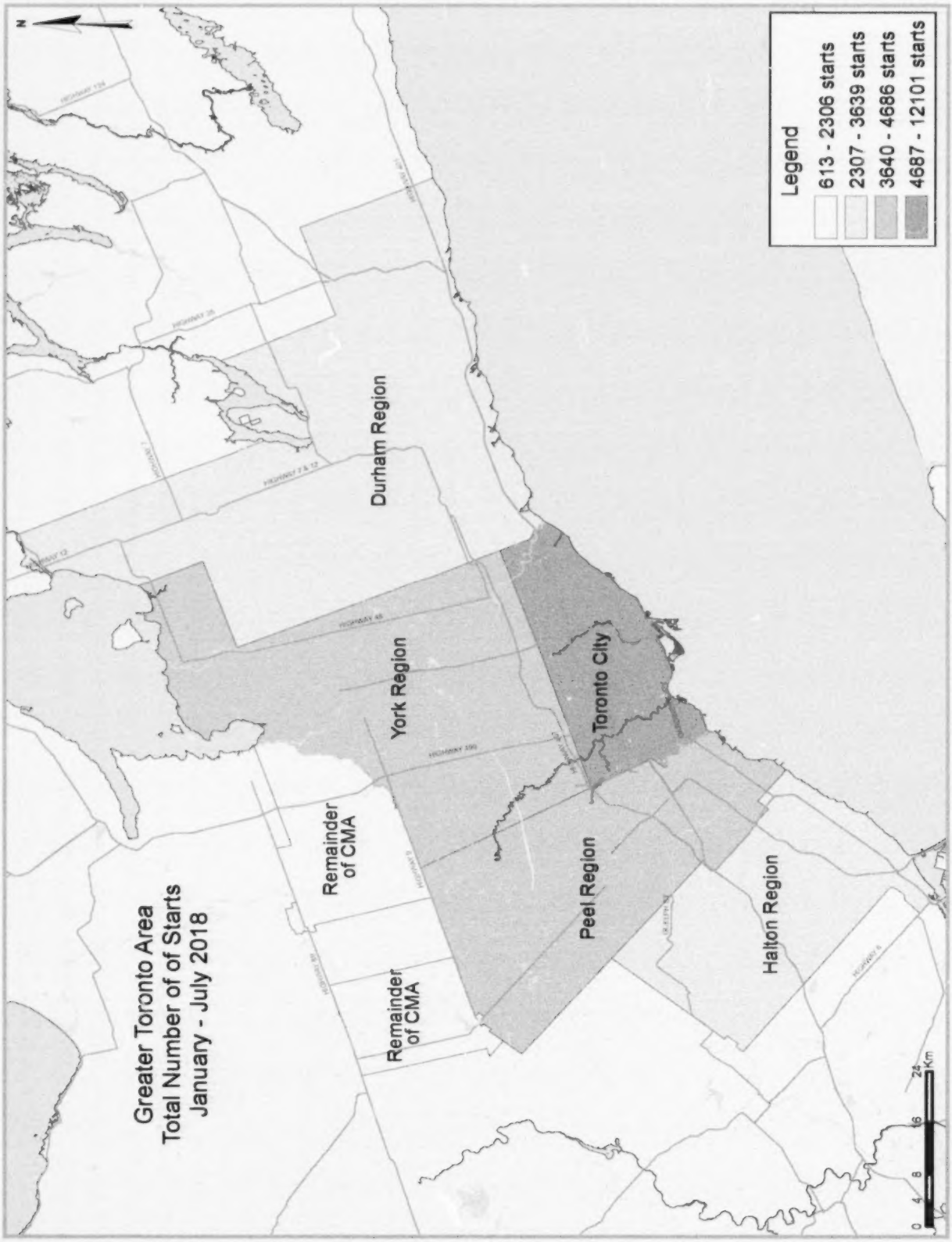

Greater Toronto Area
Number of Starts (Multiples)
July 2018
Legend
16 - 372 starts
373 - 693 starts
694 - 1528 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km


Greater Toronto Area
Number of Starts (Singles)
July 2018
Legend
30 - 74 starts
75 - 85 starts
86 - 118 starts
119 - 176 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0 4 8 16 24 Km

Greater Toronto Area
Total Number of Starts
July 2018
Legend
46 - 174 starts
175 - 448 starts
448 - 778 starts
779 - 1646 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0
4
8
16
24
Km


Greater Toronto Area
Total Number of of Starts (Multiples)
January - July 2018
Legend
212 - 1393 starts
1394 - 2858 starts
2859 - 3368 starts
3369 - 11487 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0
4
8
16
24
Km


Greater Toronto Area
Total Number of of Starts (Singles)
January - July 2018
Legend
401 - 613 starts
614 - 780 starts
781 - 912 starts
913 - 1317 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0 4 8 16 24 Km


Greater Toronto Area
Total Number of of Starts
January - July 2018
Legend
613 - 2306 starts
2307 - 3639 starts
3640 - 4686 starts
4687 - 12101 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0
4
8
16
24
Km

ZONE DESCRIPTIONS - GREATER TORONTO AREA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region (part)	Halton Hills, Milton, Oakville
Durham Region (part)	Ajax, Pickering, Uxbridge
Remainder of CMA	Bradford / West Gwillimbury, Town of Mono, New Tecumseth, Orangeville

ZONE DESCRIPTIONS - OSHAWA CMA
Whitby (Town)
Oshawa (City)
Clarington (Municipality)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Starts (SAAR and Trend) July 2018		
Toronto CMA[1]	June 2018	July 2018
Trend[2]	42,491	42,471
SAAR	55,623	39,908
	July 2017	July 2018
Actual		
July - Single-Detached	928	491
July - Multiples	2,864	2,872
July - Total	3,792	3,363
January to July - Single-Detached	5,868	3,882
January to July - Multiples	16,700	20,132
January to July - Total	22,568	24,014

Table 1b: Housing Starts (SAAR and Trend) July 2018		
Oshawa CMA[1]	June 2018	July 2018
Trend[2]	2,252	2,120
SAAR	2,996	1,290
	July 2017	July 2018
Actual		
July - Single-Detached	100	51
July - Multiples	9	68
July - Total	109	119
January to July - Single-Detached	743	804
January to July - Multiples	576	391
January to July - Total	1,319	1,195

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Toronto CMA
July 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2018	491	38	147	0	45	2,435	0	207	3,363
July 2017	927	180	962	1	78	1,306	0	338	3,792
% Change	-47.0	-78.9	-84.7	-100.0	-42.3	86.4	n/a	-38.8	-11.3
Year-to-date 2018	3,811	458	1,675	71	418	15,375	0	2,206	24,014
Year-to-date 2017	5,855	822	3,776	13	476	10,169	22	1,435	22,568
% Change	-34.9	-44.3	-55.6	**	-12.2	51.2	-100.0	53.7	6.4
UNDER CONSTRUCTION									
July 2018	7,926	1,034	4,758	104	651	49,855	17	7,032	71,377
July 2017	10,446	1,246	6,435	21	836	44,395	45	6,214	69,638
% Change	-24.1	-17.0	-26.1	**	-22.1	12.3	-62.2	13.2	2.5
COMPLETIONS									
July 2018	648	126	668	0	131	1,183	0	6	2,762
July 2017	1,065	130	535	3	147	308	36	2	2,226
% Change	-39.2	-3.1	24.9	-100.0	-10.9	**	-100.0	200.0	24.1
Year-to-date 2018	5,495	724	4,213	10	689	9,570	93	1,804	22,598
Year-to-date 2017	7,197	638	3,144	9	361	9,598	75	850	21,872
% Change	-23.6	13.5	34.0	11.1	90.9	-0.3	24.0	112.2	3.3
COMPLETED & NOT ABSORBED									
July 2018	270	19	77	0	8	105	n/a	n/a	479
July 2017	270	25	102	0	17	206	n/a	n/a	620
% Change	0.0	-24.0	-24.5	n/a	-52.9	-49.0	n/a	n/a	-22.7
ABSORBED									
July 2018	622	120	650	0	131	1,183	n/a	n/a	2,706
July 2017	1,103	130	541	3	151	475	n/a	n/a	2,403
% Change	-43.6	-7.7	20.1	-100.0	-13.2	149.1	n/a	n/a	12.6
Year-to-date 2018	5,532	729	4,188	10	694	9,719	n/a	n/a	20,872
Year-to-date 2017	7,205	634	3,099	9	365	10,424	n/a	n/a	21,736
% Change	-23.2	15.0	35.1	11.1	90.1	-6.8	n/a	n/a	-4.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Oshawa CMA
July 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2018	51	18	50	0	0	0	0	0	119
July 2017	100	0	9	0	0	0	0	0	109
% Change	-49.0	n/a	**	n/a	n/a	n/a	n/a	n/a	9.2
Year-to-date 2018	804	18	50	0	17	231	0	75	1,195
Year-to-date 2017	743	20	112	0	130	314	0	0	1,319
% Change	8.2	-10.0	-55.4	n/a	-86.9	-26.4	n/a	n/a	-9.4
UNDER CONSTRUCTION									
July 2018	1,222	42	186	0	698	1,043	0	230	3,421
July 2017	896	26	226	0	371	781	0	765	3,065
% Change	36.4	61.5	-17.7	n/a	88.1	33.5	n/a	-69.9	11.6
COMPLETIONS									
July 2018	96	6	8	0	73	0	0	0	183
July 2017	49	0	10	0	0	10	0	0	69
% Change	95.9	n/a	-20.0	n/a	n/a	-100.0	n/a	n/a	165.2
Year-to-date 2018	534	24	43	0	192	111	0	77	981
Year-to-date 2017	587	34	295	0	80	195	0	33	1,224
% Change	-9.0	-29.4	-85.4	n/a	140.0	-43.1	n/a	133.3	-19.9
COMPLETED & NOT ABSORBED									
July 2018	20	2	0	0	0	0	n/a	n/a	22
July 2017	24	2	0	0	0	0	n/a	n/a	26
% Change	-16.7	0.0	n/a	n/a	n/a	n/a	n/a	n/a	-15.4
ABSORBED									
July 2018	96	6	8	0	73	0	n/a	n/a	183
July 2017	50	0	10	0	1	10	n/a	n/a	71
% Change	92.0	n/a	-20.0	n/a	**	-100.0	n/a	n/a	157.7
Year-to-date 2018	536	24	39	0	192	111	n/a	n/a	902
Year-to-date 2017	589	34	295	0	81	195	n/a	n/a	1,194
% Change	-9.0	-29.4	-86.8	n/a	137.0	-43.1	n/a	n/a	-24.5

Source: CMHC (Starts and Completion s Survey, Market Absorption Survey)

Table 1.1c: Housing Activity Summary of Greater Toronto Area
July 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2018	531	70	197	0	31	2,435	0	303	3,567
July 2017	979	154	889	1	78	1,455	0	338	3,894
% Change	-45.8	-54.5	-77.8	-100.0	-60.3	67.4	n/a	-10.4	-8.4
Year-to-date 2018	4,374	530	1,696	71	383	15,814	0	2,429	25,297
Year-to-date 2017	5,955	768	3,718	10	569	10,778	22	1,435	23,255
% Change	-26.5	-31.0	-54.4	**	-32.7	46.7	-100.0	69.3	8.8
UNDER CONSTRUCTION									
July 2018	8,849	1,082	4,855	101	1,289	51,908	17	7,410	75,511
July 2017	10,346	1,184	6,349	9	1,159	46,286	45	6,979	72,357
% Change	-14.5	-8.6	-23.5	**	11.2	12.1	-62.2	6.2	4.4
COMPLETIONS									
July 2018	696	130	604	0	180	1,209	0	6	2,825
July 2017	963	120	532	3	147	318	22	2	2,107
% Change	-27.7	8.3	13.5	-100.0	22.4	**	-100.0	200.0	34.1
Year-to-date 2018	5,425	680	4,004	4	843	9,945	74	1,881	22,856
Year-to-date 2017	7,063	606	3,220	6	454	10,015	38	880	22,282
% Change	-23.2	12.2	24.3	-33.3	85.7	-0.7	94.7	113.8	2.6
COMPLETED & NOT ABSORBED									
July 2018	291	21	74	0	8	105	n/a	n/a	499
July 2017	277	28	86	0	17	206	n/a	n/a	614
% Change	5.1	-25.0	-14.0	n/a	-52.9	-49.0	n/a	n/a	-18.7
ABSORBED									
July 2018	671	124	586	0	180	1,209	n/a	n/a	2,770
July 2017	993	120	538	3	152	485	n/a	n/a	2,291
% Change	-32.4	3.3	8.9	-100.0	18.4	149.3	n/a	n/a	20.9
Year-to-date 2018	5,452	685	3,978	4	848	10,204	n/a	n/a	21,171
Year-to-date 2017	7,067	602	3,175	6	446	10,841	n/a	n/a	22,137
% Change	-22.9	13.8	25.3	-33.3	90.1	-5.9	n/a	n/a	-4.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
July 2018	118	8	23	0	0	1,464	0	33	1,646
July 2017	103	8	0	0	8	86	0	338	543
York Region									
July 2018	176	4	58	0	0	273	0	0	511
July 2017	269	18	320	1	0	966	0	0	1,574
Peel Region									
July 2018	85	10	41	0	0	468	0	174	778
July 2017	288	72	367	0	64	0	0	0	791
Halton Region									
July 2018	75	16	21	0	10	230	0	96	448
July 2017	200	54	117	0	6	227	0	0	604
Durham Region									
July 2018	77	32	54	0	21	0	0	0	184
July 2017	119	2	85	0	0	176	0	0	382
Toronto CMA									
July 2018	491	38	147	0	45	2,435	0	207	3,363
July 2017	927	180	962	1	78	1,306	0	338	3,792
Oshawa CMA									
July 2018	51	18	50	0	0	0	0	0	119
July 2017	100	0	9	0	0	0	0	0	109
Greater Toronto Area									
July 2018	531	70	197	0	31	2,435	0	303	3,567
July 2017	979	154	889	1	78	1,455	0	338	3,894

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
July 2018	1,519	194	933	10	194	36,358	17	5,941	45,166
July 2017	1,601	170	1,387	0	427	32,520	40	5,426	41,571
York Region									
July 2018	2,838	274	1,964	24	45	7,691	0	163	12,999
July 2017	3,848	222	2,476	5	14	6,636	0	232	13,433
Peel Region									
July 2018	1,139	218	588	66	88	4,050	0	193	6,342
July 2017	2,435	466	1,031	0	135	3,490	5	0	7,562
Halton Region									
July 2018	1,719	306	857	1	164	2,159	0	575	5,781
July 2017	1,050	256	1,048	0	133	2,549	0	284	5,320
Durham Region									
July 2018	1,634	90	513	0	798	1,650	0	538	5,223
July 2017	1,412	70	407	4	450	1,091	0	1,037	4,471
Toronto CMA									
July 2018	7,926	1,034	4,758	104	651	49,855	17	7,032	71,377
July 2017	10,446	1,246	6,435	21	836	44,395	45	6,214	69,638
Oshawa CMA									
July 2018	1,222	42	186	0	698	1,043	0	230	3,421
July 2017	896	26	226	0	371	781	0	765	3,065
Greater Toronto Area									
July 2018	8,849	1,082	4,855	101	1,289	51,908	17	7,410	75,511
July 2017	10,346	1,184	6,349	9	1,159	46,286	45	6,979	72,357

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
July 2018	97	4	121	0	69	1,109	0	0	1,400
July 2017	87	10	9	0	0	184	22	2	314
York Region									
July 2018	280	14	249	0	0	12	0	0	555
July 2017	267	0	122	0	14	0	0	0	403
Peel Region									
July 2018	98	32	57	0	0	0	0	6	193
July 2017	473	110	316	0	79	124	0	0	1,102
Halton Region									
July 2018	90	58	137	0	18	88	0	0	391
July 2017	55	0	53	0	13	0	0	0	121
Durham Region									
July 2018	131	22	40	0	93	0	0	0	286
July 2017	81	0	32	3	41	10	0	0	167
Toronto CMA									
July 2018	648	126	668	0	131	1,183	0	6	2,762
July 2017	1,065	130	535	3	147	308	36	2	2,226
Oshawa CMA									
July 2018	96	6	8	0	73	0	0	0	183
July 2017	49	0	10	0	0	10	0	0	69
Greater Toronto Area									
July 2018	696	130	604	0	180	1,209	0	6	2,825
July 2017	963	120	532	3	147	318	22	2	2,107

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
July 2018	213	7	0	0	0	84	n/a	n/a	304
July 2017	195	15	28	0	17	191	n/a	n/a	446
York Region									
July 2018	28	8	2	0	0	21	n/a	n/a	59
July 2017	29	8	0	0	0	6	n/a	n/a	43
Peel Region									
July 2018	2	0	11	0	8	0	n/a	n/a	21
July 2017	3	2	22	0	0	0	n/a	n/a	27
Halton Region									
July 2018	18	0	43	0	0	0	n/a	n/a	61
July 2017	20	1	36	0	0	9	n/a	n/a	66
Durham Region									
July 2018	30	6	18	0	0	0	n/a	n/a	54
July 2017	30	2	0	0	0	0	n/a	n/a	32
Toronto CMA									
July 2018	270	19	77	0	8	105	n/a	n/a	479
July 2017	270	25	102	0	17	206	n/a	n/a	620
Oshawa CMA									
July 2018	20	2	0	0	0	0	n/a	n/a	22
July 2017	24	2	0	0	0	0	n/a	n/a	26
Greater Toronto Area									
July 2018	291	21	74	0	8	105	n/a	n/a	499
July 2017	277	28	86	0	17	206	n/a	n/a	614

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
July 2018	76	2	121	0	69	1,109	n/a	n/a	1,377
July 2017	112	10	15	0	4	288	n/a	n/a	429
York Region									
July 2018	280	14	249	0	0	12	n/a	n/a	555
July 2017	266	0	122	0	14	22	n/a	n/a	424
Peel Region									
July 2018	99	32	57	0	0	0	n/a	n/a	188
July 2017	473	110	316	0	79	124	n/a	n/a	1,102
Halton Region									
July 2018	91	58	137	0	18	88	n/a	n/a	392
July 2017	54	0	53	0	13	41	n/a	n/a	161
Durham Region									
July 2018	125	18	22	0	93	0	n/a	n/a	258
July 2017	88	0	32	3	42	10	n/a	n/a	175
Toronto CMA									
July 2018	622	120	650	0	131	1,183	n/a	n/a	2,706
July 2017	1,103	130	541	3	151	475	n/a	n/a	2,403
Oshawa CMA									
July 2018	96	6	8	0	73	0	n/a	n/a	183
July 2017	50	0	10	0	1	10	n/a	n/a	71
Greater Toronto Area									
July 2018	671	124	586	0	180	1,209	n/a	n/a	2,770
July 2017	993	120	538	3	152	485	n/a	n/a	2,291

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of Toronto CMA 2008 - 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	10,128	1,406	6,499	44	810	17,487	39	2,325	38,738
% Change	-14.6	58.7	40.4	109.5	70.9	-5.4	-66.4	-8.9	-0.7
2016	11,863	886	4,630	21	474	18,486	116	2,551	39,027
% Change	16.5	-19.0	7.5	-48.8	-57.9	-18.5	84.1	-8.2	-7.7
2015	10,182	1,094	4,307	41	1,126	22,695	63	2,779	42,287
% Change	15.7	-28.0	42.4	46.4	26.7	76.5	**	54.5	46.2
2014	8,802	1,520	3,025	28	889	12,862	4	1,799	28,929
% Change	-6.1	-18.2	-14.4	-34.9	54.1	-26.3	-60.0	157.4	-13.8
2013	9,378	1,858	3,532	43	577	17,450	10	699	33,547
% Change	-12.0	-16.8	-26.8	10.3	-41.3	-36.3	-64.3	-63.7	-30.3
2012	10,657	2,233	4,828	39	983	27,413	28	1,923	48,105
% Change	-4.9	12.1	11.2	-2.5	-5.2	42.8	133.3	0.1	21.0
2011	11,207	1,992	4,340	40	1,037	19,195	12	1,922	39,745
% Change	13.4	21.8	30.4	-18.4	-24.4	65.7	-57.1	46.7	36.1
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Oshawa CMA 2008 - 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	1,208	52	213	0	619	622	0	121	2,835
% Change	27.8	0.0	-53.5	n/a	137.2	19.6	-100.0	-51.8	13.8
2016	945	52	458	0	261	520	4	251	2,491
% Change	-33.3	160.0	57.9	-100.0	113.9	**	n/a	-58.5	-3.7
2015	1,417	20	290	1	122	132	0	605	2,587
% Change	24.3	-37.5	4.3	n/a	10.9	n/a	-100.0	**	54.8
2014	1,140	32	278	0	110	0	1	110	1,671
% Change	29.1	-51.5	135.6	n/a	**	n/a	-97.0	-58.2	20.7
2013	883	66	118	0	21	0	33	263	1,384
% Change	-23.4	32.0	6.3	n/a	-88.6	-100.0	**	77.7	-23.2
2012	1,153	50	111	0	185	154	2	148	1,803
% Change	-16.7	25.0	-44.2	n/a	21.7	**	-80.0	**	-3.0
2011	1,384	40	199	0	152	30	10	44	1,859
% Change	-10.1	150.0	-13.9	n/a	70.8	n/a	n/a	**	-1.5
2010	1,540	16	231	0	89	0	0	12	1,888
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987

Source: CMHC (Starts and Completions Survey)

Table 1.3c: History of Housing Starts in the Greater Toronto Area 2008 - 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	10,348	1,350	6,405	41	1,364	18,717	39	2,446	40,710
% Change	-9.0	64.6	34.4	192.9	88.4	-4.8	-53.0	-12.7	1.1
2016	11,372	820	4,767	14	724	19,671	83	2,801	40,252
% Change	5.6	-19.6	7.8	-39.1	-42.1	-14.9	31.7	-17.2	-8.6
2015	10,773	1,020	4,422	23	1,250	23,112	63	3,384	44,047
% Change	16.6	-33.8	34.4	155.6	19.4	78.0	**	77.3	46.7
2014	9,243	1,540	3,290	9	1,047	12,982	5	1,909	30,025
% Change	-4.1	-17.9	-4.7	-10.0	50.0	-26.6	-88.4	50.4	-13.4
2013	9,637	1,876	3,451	10	698	17,690	43	1,269	34,674
% Change	-14.6	-15.5	-29.8	**	-42.0	-36.6	43.3	-38.7	-30.1
2012	11,285	2,219	4,919	3	1,204	27,905	30	2,071	49,637
% Change	-6.8	11.8	7.5	-81.3	-1.0	44.0	36.4	5.3	20.3
2011	12,105	1,984	4,576	16	1,216	19,375	22	1,966	41,260
% Change	9.3	12.7	27.6	-36.0	-19.9	61.2	-21.4	48.7	31.6
2010	11,079	1,760	3,587	25	1,519	12,021	28	1,322	31,341
% Change	27.9	-15.4	51.5	**	129.1	8.8	154.5	-36.6	16.3
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
July 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	% Change
Toronto City	118	103	8	8	23	8	1,497	424	1,646	543	**
Toronto	12	15	0	0	11	0	1,027	420	1,050	435	141.4
East York	4	8	0	0	0	0	0	2	4	10	-60.0
Etobicoke	29	18	0	0	0	0	130	0	159	18	**
North York	40	43	0	0	12	0	44	0	96	43	123.3
Scarborough	30	14	6	8	0	8	296	0	332	30	**
York	3	5	2	0	0	0	0	2	5	7	-28.6
York Region	176	270	4	18	58	290	273	996	511	1,574	-67.5
Aurora	3	73	0	0	0	11	0	38	3	122	-97.5
East Gwillimbury	92	67	2	0	0	0	0	0	94	67	40.3
Georgina Township	12	5	0	0	0	0	0	0	12	5	140.0
King Township	10	25	0	0	0	0	0	0	10	25	-60.0
Markham	9	25	0	18	0	81	0	180	9	304	-97.0
Newmarket	2	22	0	0	38	0	0	0	40	22	81.8
Richmond Hill	19	2	2	0	8	0	0	0	29	2	**
Vaughan	23	41	0	0	12	198	273	778	308	1,017	-69.7
Whitchurch-Stouffville	6	10	0	0	0	0	0	0	6	10	-40.0
Peel Region	85	288	10	72	41	431	642	0	778	791	-1.6
Brampton	50	230	6	66	23	273	0	0	79	569	-86.1
Caledon	11	36	0	6	18	158	0	0	29	200	-85.5
Mississauga	24	22	4	0	0	0	642	0	670	22	**
Halton Region	75	200	16	54	31	123	326	227	448	604	-25.8
Burlington	10	8	16	0	0	0	96	149	122	157	-22.3
Halton Hills	9	9	0	0	0	0	0	0	9	9	0.0
Milton	23	17	0	30	0	71	0	78	23	196	-88.3
Oakville	33	166	0	24	31	52	230	0	294	242	21.5
Durham Region	77	119	32	2	75	85	0	176	184	382	-51.8
Ajax	11	4	14	2	25	12	0	0	50	18	177.8
Brock	1	2	0	0	0	0	0	0	1	2	-50.0
Clarington	34	34	16	0	0	0	0	0	50	34	47.1
Oshawa	11	56	2	0	50	0	0	0	63	56	12.5
Pickering	3	13	0	0	0	64	0	176	3	253	-98.8
Scugog	8	0	0	0	0	0	0	0	8	0	n/a
Uxbridge	3	0	0	0	0	0	0	0	3	0	n/a
Whitby	6	10	0	0	0	9	0	0	6	19	-68.4
Remainder of Toronto CMA	30	58	2	26	14	82	0	0	46	166	-72.3
Bradford West Gwillimbury	0	12	0	0	0	10	0	0	0	22	-100.0
Town of Mono	1	4	0	0	0	0	0	0	1	4	-75.0
New Tecumseth	29	41	2	26	0	12	0	0	31	79	-60.8
Orangeville	0	1	0	0	14	60	0	0	14	61	-77.0
Toronto CMA	491	928	38	180	192	1,010	2,642	1,674	3,363	3,792	-11.3
Oshawa CMA	51	100	18	0	50	9	0	0	119	109	9.2
Greater Toronto Area (GTA)	531	980	70	154	228	937	2,738	1,823	3,567	3,894	-8.4

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Toronto City	614	603	102	38	216	567	11,169	7,868	12,101	9,076	33.3
Toronto	73	78	12	4	111	33	5,977	6,880	6,173	6,995	-11.8
East York	40	34	0	2	0	0	0	2	40	38	5.3
Etobicoke	117	90	70	4	61	227	987	250	1,235	571	116.3
North York	230	280	8	0	32	121	3,027	211	3,297	612	**
Scarborough	131	91	6	26	0	62	959	95	1,096	274	**
York	23	30	6	2	12	124	219	430	260	586	-55.6
York Region	1,317	1,778	140	128	592	1,163	2,637	1,509	4,686	4,578	2.4
Aurora	99	227	0	0	19	15	0	163	118	405	-70.9
East Gwillimbury	353	613	14	48	0	266	0	0	367	927	-60.4
Georgina Township	34	76	0	2	0	24	0	0	34	102	-66.7
King Township	38	187	0	14	0	0	0	1	38	202	-81.2
Markham	60	71	6	22	165	344	943	318	1,174	755	55.5
Newmarket	106	70	0	0	123	0	0	0	229	70	**
Richmond Hill	222	139	116	38	201	3	311	189	850	369	130.4
Vaughan	334	315	4	4	78	477	1,383	838	1,799	1,634	10.1
Whitchurch-Stouffville	71	80	0	0	6	34	0	0	77	114	-32.5
Peel Region	781	1,787	166	346	324	1,015	2,369	1,321	3,640	4,469	-18.6
Brampton	551	1,530	144	282	189	765	177	354	1,061	2,931	-63.8
Caledon	133	178	0	10	135	250	140	0	408	438	-6.8
Mississauga	97	79	22	54	0	0	2,052	967	2,171	1,100	97.4
Halton Region	787	707	76	202	476	789	1,191	953	2,530	2,651	-4.6
Burlington	127	53	66	2	0	0	475	295	668	350	90.9
Halton Hills	175	35	0	0	0	0	0	0	175	35	**
Milton	170	213	10	114	205	399	213	153	598	879	-32.0
Oakville	315	406	0	86	271	390	503	505	1,089	1,387	-21.5
Durham Region	946	1,090	48	54	229	441	1,117	896	2,340	2,481	-5.7
Ajax	58	42	28	34	92	68	308	272	486	416	16.8
Brock	8	122	0	0	0	0	0	0	8	122	-93.4
Clarington	437	349	16	6	0	5	136	6	589	366	60.9
Oshawa	233	361	2	14	50	54	170	308	455	737	-38.3
Pickering	39	137	2	0	70	131	503	310	614	578	6.2
Scugog	25	7	0	0	0	0	0	0	25	7	**
Uxbridge	12	39	0	0	0	0	0	0	12	39	-69.2
Whitby	134	33	0	0	17	183	0	0	151	216	-30.1
Remainder of Toronto CMA	401	828	12	80	81	203	119	0	613	1,111	-44.8
Bradford West Gwillimbury	142	364	4	0	0	22	0	0	146	386	-62.2
Town of Mono	11	36	0	0	0	0	0	0	11	36	-69.4
New Tecumseth	248	342	8	80	30	63	116	0	402	485	-17.1
Orangeville	0	86	0	0	51	118	3	0	54	204	-73.5
Toronto CMA	3,882	5,868	460	826	1,851	3,936	17,821	11,938	24,014	22,568	6.4
Oshawa CMA	804	743	18	20	67	242	306	314	1,195	1,319	-9.4
Greater Toronto Area (GTA)	4,445	5,965	532	768	1,837	3,975	18,483	12,547	25,297	23,255	8.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017
Toronto City	23	8	0	0	1,464	86	33	338
Toronto	11	0	0	0	994	86	33	334
East York	0	0	0	0	0	0	0	2
Etobicoke	0	0	0	0	130	0	0	0
North York	12	0	0	0	44	0	0	0
Scarborough	0	8	0	0	296	0	0	0
York	0	0	0	0	0	0	0	2
York Region	58	290	0	0	273	996	0	0
Aurora	0	11	0	0	0	38	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	0	81	0	0	0	180	0	0
Newmarket	38	0	0	0	0	0	0	0
Richmond Hill	8	0	0	0	0	0	0	0
Vaughan	12	198	0	0	273	778	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	41	431	0	0	468	0	174	0
Brampton	23	273	0	0	0	0	0	0
Caledon	18	158	0	0	0	0	0	0
Mississauga	0	0	0	0	468	0	174	0
Halton Region	31	123	0	0	230	227	96	0
Burlington	0	0	0	0	0	149	96	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	0	71	0	0	0	78	0	0
Oakville	31	52	0	0	230	0	0	0
Durham Region	75	85	0	0	0	176	0	0
Ajax	25	12	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	0	0	0	0	0	0	0
Oshawa	50	0	0	0	0	0	0	0
Pickering	0	64	0	0	0	176	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	9	0	0	0	0	0	0
Remainder of Toronto CMA	14	82	0	0	0	0	0	0
Bradford West Gwillimbury	0	10	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	12	0	0	0	0	0	0
Orangeville	14	60	0	0	0	0	0	0
Toronto CMA	192	1,010	0	0	2,435	1,336	207	338
Oshawa CMA	50	9	0	0	0	0	0	0
Greater Toronto Area (GTA)	228	937	0	0	2,435	1,485	303	338

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Toronto City	216	545	0	22	9,607	6,990	1,562	878
Toronto	111	11	0	22	4,793	6,383	1,184	497
East York	0	0	0	0	0	0	0	2
Etobicoke	61	227	0	0	609	250	378	0
North York	32	121	0	0	3,027	211	0	0
Scarborough	0	62	0	0	959	95	0	0
York	12	124	0	0	219	51	0	379
York Region	592	1,163	0	0	2,637	1,508	0	1
Aurora	19	15	0	0	0	163	0	0
East Gwillimbury	0	266	0	0	0	0	0	0
Georgina Township	0	24	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	1
Markham	165	344	0	0	943	318	0	0
Newmarket	123	0	0	0	0	0	0	0
Richmond Hill	201	3	0	0	311	189	0	0
Vaughan	78	477	0	0	1,383	838	0	0
Whitchurch-Stouffville	6	34	0	0	0	0	0	0
Peel Region	324	1,015	0	0	2,176	1,321	193	0
Brampton	189	765	0	0	177	354	0	0
Caledon	135	250	0	0	140	0	0	0
Mississauga	0	0	0	0	1,859	967	193	0
Halton Region	476	789	0	0	900	669	291	284
Burlington	0	0	0	0	327	295	148	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	205	399	0	0	213	153	0	0
Oakville	271	390	0	0	360	221	143	284
Durham Region	229	441	0	0	734	624	383	272
Ajax	92	68	0	0	0	0	308	272
Brock	0	0	0	0	0	0	0	0
Clarington	0	5	0	0	61	6	75	0
Oshawa	50	54	0	0	170	308	0	0
Pickering	70	131	0	0	503	310	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	17	183	0	0	0	0	0	0
Remainder of Toronto CMA	81	203	0	0	119	0	0	0
Bradford West Gwillimbury	0	22	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	30	63	0	0	116	0	0	0
Orangeville	51	118	0	0	3	0	0	0
Toronto CMA	1,851	3,914	0	22	15,615	10,503	2,206	1,435
Oshawa CMA	67	242	0	0	231	314	75	0
Greater Toronto Area (GTA)	1,837	3,953	0	22	16,054	11,112	2,429	1,435

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
July 2018

Submarket	Freehold		Condominium		Rental		Total*	
	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017
Toronto City	149	111	1,464	94	33	338	1,646	543
Toronto	23	15	994	86	33	334	1,050	435
East York	4	8	0	0	0	2	4	10
Etobicoke	29	18	130	0	0	0	159	18
North York	52	43	44	0	0	0	96	43
Scarborough	36	22	296	8	0	0	332	30
York	5	5	0	0	0	2	5	7
York Region	238	607	273	967	0	0	511	1,574
Aurora	3	83	0	39	0	0	3	122
East Gwillimbury	94	67	0	0	0	0	94	67
Georgina Township	12	5	0	0	0	0	12	5
King Township	10	25	0	0	0	0	10	25
Markham	9	154	0	150	0	0	9	304
Newmarket	40	22	0	0	0	0	40	22
Richmond Hill	29	2	0	0	0	0	29	2
Vaughan	35	239	273	778	0	0	308	1,017
Whitchurch-Stouffville	6	10	0	0	0	0	6	10
Peel Region	136	727	468	64	174	0	778	791
Brampton	79	505	0	64	0	0	79	569
Caledon	29	200	0	0	0	0	29	200
Mississauga	28	22	468	0	174	0	670	22
Halton Region	112	371	240	233	96	0	448	604
Burlington	26	8	0	149	96	0	122	157
Halton Hills	9	9	0	0	0	0	9	9
Milton	23	118	0	78	0	0	23	196
Oakville	54	236	240	6	0	0	294	242
Durham Region	163	206	21	176	0	0	184	382
Ajax	29	18	21	0	0	0	50	18
Brock	1	2	0	0	0	0	1	2
Clarington	50	34	0	0	0	0	50	34
Oshawa	63	56	0	0	0	0	63	56
Pickering	3	77	0	176	0	0	3	253
Scugog	8	0	0	0	0	0	8	0
Uxbridge	3	0	0	0	0	0	3	0
Whitby	6	19	0	0	0	0	6	19
Remainder of Toronto CMA	32	166	14	0	0	0	46	166
Bradford West Gwillimbury	0	22	0	0	0	0	0	22
Town of Mono	1	4	0	0	0	0	1	4
New Tecumseth	31	79	0	0	0	0	31	79
Orangeville	0	61	14	0	0	0	14	61
Toronto CMA	676	2,069	2,480	1,385	207	338	3,363	3,792
Oshawa CMA	119	109	0	0	0	0	119	109
Greater Toronto Area (GTA)	798	2,022	2,466	1,534	303	338	3,567	3,894

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - July 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Toronto City	929	1,358	9,610	6,818	1,562	900	12,101	9,076
Toronto	194	382	4,795	6,094	1,184	519	6,173	6,995
East York	40	36	0	0	0	2	40	38
Etobicoke	248	321	609	250	378	0	1,235	571
North York	270	401	3,027	211	0	0	3,297	612
Scarborough	136	186	960	88	0	0	1,096	274
York	41	32	219	175	0	379	260	586
York Region	2,026	3,096	2,660	1,481	0	1	4,686	4,578
Aurora	95	240	23	165	0	0	118	405
East Gwillimbury	367	927	0	0	0	0	367	927
Georgina Township	34	101	0	1	0	0	34	102
King Township	38	201	0	0	0	1	38	202
Markham	231	467	943	288	0	0	1,174	755
Newmarket	229	70	0	0	0	0	229	70
Richmond Hill	539	180	311	189	0	0	850	369
Vaughan	416	796	1,383	838	0	0	1,799	1,634
Whitchurch-Stouffville	77	114	0	0	0	0	77	114
Peel Region	1,181	3,033	2,266	1,436	193	0	3,640	4,469
Brampton	794	2,462	267	469	0	0	1,061	2,931
Caledon	268	438	140	0	0	0	408	438
Mississauga	119	133	1,859	967	193	0	2,171	1,100
Halton Region	1,105	1,552	1,134	815	291	284	2,530	2,651
Burlington	193	55	327	295	148	0	668	350
Halton Hills	175	35	0	0	0	0	175	35
Milton	336	726	262	153	0	0	598	879
Oakville	401	736	545	367	143	284	1,089	1,387
Durham Region	1,359	1,402	598	807	383	272	2,340	2,481
Ajax	113	96	65	48	308	272	486	416
Brock	8	122	0	0	0	0	8	122
Clarington	453	360	61	6	75	0	589	366
Oshawa	285	429	170	308	0	0	455	737
Pickering	329	263	285	315	0	0	614	578
Scugog	25	7	0	0	0	0	25	7
Uxbridge	12	39	0	0	0	0	12	39
Whitby	134	86	17	130	0	0	151	216
Remainder of Toronto CMA	442	1,071	171	40	0	0	613	1,111
Bradford West Gwillimbury	146	386	0	0	0	0	146	386
Town of Mono	11	36	0	0	0	0	11	36
New Tecumseth	277	468	125	17	0	0	402	485
Orangeville	8	181	46	23	0	0	54	204
Toronto CMA	5,944	10,453	15,864	10,658	2,206	1,457	24,014	22,568
Oshawa CMA	872	875	248	444	75	0	1,195	1,319
Greater Toronto Area (GTA)	6,600	10,441	16,268	11,357	2,429	1,457	25,297	23,255

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	% Change
Toronto City	97	87	4	10	190	31	1,109	186	1,400	314	**
Toronto	7	19	2	0	3	31	789	90	801	140	**
East York	6	11	0	0	0	0	0	0	6	11	-45.5
Etobicoke	19	13	0	2	90	0	84	94	193	109	77.1
North York	31	28	0	0	74	0	236	0	341	28	**
Scarborough	32	10	0	6	23	0	0	0	55	16	**
York	2	6	2	2	0	0	0	2	4	10	-60.0
York Region	280	267	14	0	249	136	12	0	555	403	37.7
Aurora	24	65	0	0	0	18	0	0	24	83	-71.1
East Gwillimbury	98	29	6	0	95	28	0	0	199	57	**
Georgina Township	8	30	0	0	0	22	0	0	8	52	-84.6
King Township	25	17	0	0	0	0	0	0	25	17	47.1
Markham	14	12	4	0	0	33	12	0	30	45	-33.3
Newmarket	38	17	0	0	0	0	0	0	38	17	123.5
Richmond Hill	25	27	4	0	3	14	0	0	32	41	-22.0
Vaughan	32	39	0	0	129	0	0	0	161	39	**
Whitchurch-Stouffville	16	31	0	0	22	21	0	0	38	52	-26.9
Peel Region	98	473	32	110	57	395	6	124	193	1,102	-82.5
Brampton	69	455	30	106	57	384	6	124	162	1,069	-84.8
Caledon	16	11	0	0	0	5	0	0	16	16	0.0
Mississauga	13	7	2	4	0	6	0	0	15	17	-11.8
Halton Region	90	55	58	0	155	66	88	0	391	121	**
Burlington	18	4	0	0	0	0	26	0	44	4	**
Halton Hills	9	9	0	0	0	0	0	0	9	9	0.0
Milton	11	26	58	0	88	33	0	0	157	59	166.1
Oakville	52	16	0	0	67	33	62	0	181	49	**
Durham Region	131	84	22	0	133	73	0	10	286	167	71.3
Ajax	30	20	16	0	0	0	0	0	46	20	130.0
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	27	22	0	0	0	4	0	10	27	36	-25.0
Oshawa	64	19	6	0	36	6	0	0	106	25	**
Pickering	5	11	0	0	52	63	0	0	57	74	-23.0
Scugog	0	2	0	0	0	0	0	0	0	2	-100.0
Uxbridge	0	2	0	0	0	0	0	0	0	2	-100.0
Whitby	5	8	0	0	45	0	0	0	50	8	**
Remainder of Toronto CMA	66	157	2	10	96	27	0	0	164	194	-15.5
Bradford West Gwillimbury	33	68	0	2	0	0	0	0	33	70	-52.9
Town of Mono	7	34	0	0	0	0	0	0	7	34	-79.4
New Tecumseth	24	55	2	8	10	0	0	0	36	63	-42.9
Orangeville	2	0	0	0	86	27	0	0	88	27	**
Toronto CMA	648	1,068	126	130	799	718	1,189	310	2,762	2,226	24.1
Oshawa CMA	96	49	6	0	81	10	0	10	183	69	165.2
Greater Toronto Area (GTA)	696	966	130	120	784	701	1,215	320	2,825	2,107	34.1

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Toronto City	517	672	38	24	731	180	7,397	7,881	8,683	8,757	-0.8
Toronto	67	103	8	6	112	98	3,281	5,178	3,468	5,385	-35.6
East York	30	48	0	2	0	0	66	316	96	366	-73.8
Etobicoke	92	187	2	4	129	66	1,426	1,165	1,649	1,422	16.0
North York	232	246	22	0	302	16	1,757	1,003	2,313	1,265	82.8
Scarborough	81	58	2	6	188	0	867	16	1,138	80	**
York	15	30	4	6	0	0	0	203	19	239	-92.1
York Region	2,072	2,040	96	104	1,560	1,059	3,062	415	6,790	3,618	87.7
Aurora	182	386	2	68	15	349	0	95	199	898	-77.8
East Gwillimbury	753	155	64	0	321	28	0	0	1,138	183	**
Georgina Township	63	205	4	0	20	42	0	0	87	247	-64.8
King Township	200	224	16	2	0	18	0	0	216	244	-11.5
Markham	75	107	4	4	633	205	842	0	1,554	316	**
Newmarket	170	156	0	6	55	31	0	0	225	193	16.6
Richmond Hill	150	222	6	14	73	103	1,353	99	1,582	438	**
Vaughan	367	455	0	10	381	251	867	221	1,615	937	72.4
Whitchurch-Stouffville	112	130	0	0	62	32	0	0	174	162	7.4
Peel Region	1,377	2,755	286	396	1,064	1,351	360	1,418	3,087	5,920	-47.9
Brampton	1,140	2,438	220	338	847	1,073	360	451	2,567	4,300	-40.3
Caledon	152	231	10	24	187	142	0	0	349	397	-12.1
Mississauga	85	86	56	34	30	136	0	967	171	1,223	-86.0
Halton Region	646	738	204	38	977	512	562	843	2,389	2,131	12.1
Burlington	52	40	0	0	0	13	264	222	316	275	14.9
Halton Hills	30	46	0	0	0	57	0	0	30	103	-70.9
Milton	165	341	124	0	415	73	0	186	704	600	17.3
Oakville	399	311	80	38	562	369	298	435	1,339	1,153	16.1
Durham Region	817	864	58	52	572	543	460	397	1,907	1,856	2.7
Ajax	119	147	30	6	49	61	272	0	470	214	119.6
Brock	9	5	0	0	0	0	0	0	9	5	80.0
Clarington	212	262	2	0	4	102	111	63	329	427	-23.0
Oshawa	282	202	22	20	76	160	77	29	457	411	11.2
Pickering	112	81	2	4	281	63	0	169	395	317	24.6
Scugog	4	7	0	0	0	0	0	0	4	7	-42.9
Uxbridge	39	37	2	8	7	44	0	0	48	89	-46.1
Whitby	40	123	0	14	155	113	0	136	195	386	-49.5
Remainder of Toronto CMA	675	776	72	66	305	256	0	3	1,052	1,101	-4.5
Bradford West Gwillimbury	234	316	0	40	22	54	0	0	256	410	-37.6
Town of Mono	22	83	0	0	0	0	0	0	22	83	-73.5
New Tecumseth	377	375	72	26	103	122	0	0	552	523	5.5
Orangeville	42	2	0	0	180	80	0	3	222	85	161.2
Toronto CMA	5,505	7,206	730	646	4,974	3,513	11,389	10,507	22,598	21,872	3.3
Oshawa CMA	534	587	24	34	235	375	188	228	981	1,224	-19.9
Greater Toronto Area (GTA)	5,429	7,069	682	614	4,904	3,645	11,841	10,954	22,856	22,282	2.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017
Toronto City	190	9	0	22	1,109	184	0	2
Toronto	3	9	0	22	789	88	0	2
East York	0	0	0	0	0	0	0	0
Etobicoke	90	0	0	0	84	94	0	0
North York	74	0	0	0	236	0	0	0
Scarborough	23	0	0	0	0	0	0	0
York	0	0	0	0	0	2	0	0
York Region	249	136	0	0	12	0	0	0
Aurora	0	18	0	0	0	0	0	0
East Gwillimbury	95	28	0	0	0	0	0	0
Georgina Township	0	22	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	0	33	0	0	12	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	3	14	0	0	0	0	0	0
Vaughan	129	0	0	0	0	0	0	0
Whitchurch-Stouffville	22	21	0	0	0	0	0	0
Peel Region	57	395	0	0	0	124	6	0
Brampton	57	384	0	0	0	124	6	0
Caledon	0	5	0	0	0	0	0	0
Mississauga	0	6	0	0	0	0	0	0
Halton Region	155	66	0	0	88	0	0	0
Burlington	0	0	0	0	26	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	88	33	0	0	0	0	0	0
Oakville	67	33	0	0	62	0	0	0
Durham Region	133	73	0	0	0	10	0	0
Ajax	0	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	4	0	0	0	10	0	0
Oshawa	36	6	0	0	0	0	0	0
Pickering	52	63	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	45	0	0	0	0	0	0	0
Remainder of Toronto CMA	96	13	0	14	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	10	0	0	0	0	0	0	0
Orangeville	36	13	0	14	0	0	0	0
Toronto CMA	799	682	0	36	1,183	308	6	2
Oshawa CMA	81	10	0	0	0	10	0	0
Greater Toronto Area (GTA)	784	679	0	22	1,209	318	6	2

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Toronto City	657	142	74	38	5,896	7,403	1,501	478
Toronto	58	76	54	22	2,422	4,700	859	478
East York	0	0	0	0	66	316	0	0
Etobicoke	129	66	0	0	1,425	1,165	1	0
North York	282	0	20	16	1,116	1,003	641	0
Scarborough	188	0	0	0	867	16	0	0
York	0	0	0	0	0	203	0	0
York Region	1,560	1,059	0	0	3,037	382	25	33
Aurora	15	349	0	0	0	95	0	0
East Gwillimbury	321	28	0	0	0	0	0	0
Georgina Township	20	42	0	0	0	0	0	0
King Township	0	18	0	0	0	0	0	0
Markham	633	205	0	0	842	0	0	0
Newmarket	55	31	0	0	0	0	0	0
Richmond Hill	73	103	0	0	1,353	99	0	0
Vaughan	381	251	0	0	842	188	25	33
Whitchurch-Stouffville	62	32	0	0	0	0	0	0
Peel Region	1,064	1,351	0	0	354	1,082	6	336
Brampton	847	1,073	0	0	354	439	6	12
Caledon	187	142	0	0	0	0	0	0
Mississauga	30	136	0	0	0	643	0	324
Halton Region	977	512	0	0	562	843	0	0
Burlington	0	13	0	0	264	222	0	0
Halton Hills	0	57	0	0	0	0	0	0
Milton	415	73	0	0	0	186	0	0
Oakville	562	369	0	0	298	435	0	0
Durham Region	572	543	0	0	111	364	349	33
Ajax	49	61	0	0	0	0	272	0
Brock	0	0	0	0	0	0	0	0
Clarington	4	102	0	0	111	59	0	4
Oshawa	76	160	0	0	0	0	77	29
Pickering	281	63	0	0	0	169	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	7	44	0	0	0	0	0	0
Whitby	155	113	0	0	0	136	0	0
Remainder of Toronto CMA	286	219	19	37	0	0	0	3
Bradford West Gwillimbury	22	54	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	103	122	0	0	0	0	0	0
Orangeville	161	43	19	37	0	0	0	3
Toronto CMA	4,881	3,438	93	75	9,585	9,657	1,804	850
Oshawa CMA	235	375	0	0	111	195	77	33
Greater Toronto Area (GTA)	4,830	3,607	74	38	9,960	10,074	1,881	880

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
July 2018

Submarket	Freehold		Condominium		Rental		Total*	
	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017
Toronto City	222	106	1,178	184	0	24	1,400	314
Toronto	12	28	789	88	0	24	801	140
East York	6	11	0	0	0	0	6	11
Etobicoke	109	15	84	94	0	0	193	109
North York	59	28	282	0	0	0	341	28
Scarborough	32	16	23	0	0	0	55	16
York	4	8	0	2	0	0	4	10
York Region	543	389	12	14	0	0	555	403
Aurora	24	83	0	0	0	0	24	83
East Gwillimbury	199	57	0	0	0	0	199	57
Georgina Township	8	52	0	0	0	0	8	52
King Township	25	17	0	0	0	0	25	17
Markham	18	45	12	0	0	0	30	45
Newmarket	38	17	0	0	0	0	38	17
Richmond Hill	32	27	0	14	0	0	32	41
Vaughan	161	39	0	0	0	0	161	39
Whitchurch-Stouffville	38	52	0	0	0	0	38	52
Peel Region	187	899	0	203	6	0	193	1,102
Brampton	156	866	0	203	6	0	162	1,069
Caledon	16	16	0	0	0	0	16	16
Mississauga	15	17	0	0	0	0	15	17
Halton Region	285	108	106	13	0	0	391	121
Burlington	18	4	26	0	0	0	44	4
Halton Hills	9	9	0	0	0	0	9	9
Milton	157	59	0	0	0	0	157	59
Oakville	101	36	80	13	0	0	181	49
Durham Region	193	113	93	54	0	0	286	167
Ajax	46	17	0	3	0	0	46	20
Brock	0	0	0	0	0	0	0	0
Clarington	27	26	0	10	0	0	27	36
Oshawa	78	25	28	0	0	0	106	25
Pickering	37	33	20	41	0	0	57	74
Scugog	0	2	0	0	0	0	0	2
Uxbridge	0	2	0	0	0	0	0	2
Whitby	5	8	45	0	0	0	50	8
Remainder of Toronto CMA	140	180	24	0	0	14	164	194
Bradford West Gwillimbury	33	70	0	0	0	0	33	70
Town of Mono	7	34	0	0	0	0	7	34
New Tecumseth	36	63	0	0	0	0	36	63
Orangeville	64	13	24	0	0	14	88	27
Toronto CMA	1,442	1,730	1,314	458	6	38	2,762	2,226
Oshawa CMA	110	59	73	10	0	0	183	69
Greater Toronto Area (GTA)	1,430	1,615	1,389	468	6	24	2,825	2,107

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - July 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Toronto City	1,045	772	6,063	7,469	1,575	516	8,683	8,757
Toronto	131	185	2,424	4,700	913	500	3,468	5,385
East York	30	50	66	316	0	0	96	366
Etobicoke	223	191	1,425	1,231	1	0	1,649	1,422
North York	490	246	1,162	1,003	661	16	2,313	1,265
Scarborough	152	64	986	16	0	0	1,138	80
York	19	36	0	203	0	0	19	239
York Region	3,725	3,059	3,040	526	25	33	6,790	3,618
Aurora	196	801	3	97	0	0	199	898
East Gwillimbury	1,138	183	0	0	0	0	1,138	183
Georgina Township	87	247	0	0	0	0	87	247
King Township	216	244	0	0	0	0	216	244
Markham	712	308	842	8	0	0	1,554	316
Newmarket	225	193	0	0	0	0	225	193
Richmond Hill	229	303	1,353	135	0	0	1,582	438
Vaughan	748	618	842	286	25	33	1,615	937
Whitchurch-Stouffville	174	162	0	0	0	0	174	162
Peel Region	2,653	4,473	428	1,111	6	336	3,087	5,920
Brampton	2,133	3,820	428	468	6	12	2,567	4,300
Caledon	349	397	0	0	0	0	349	397
Mississauga	171	256	0	643	0	324	171	1,223
Halton Region	1,534	1,271	855	860	0	0	2,389	2,131
Burlington	52	40	264	235	0	0	316	275
Halton Hills	30	103	0	0	0	0	30	103
Milton	704	414	0	186	0	0	704	600
Oakville	748	714	591	439	0	0	1,339	1,153
Durham Region	1,152	1,314	406	509	349	33	1,907	1,856
Ajax	198	191	0	23	272	0	470	214
Brock	9	5	0	0	0	0	9	5
Clarington	214	328	115	95	0	4	329	427
Oshawa	316	382	64	0	77	29	457	411
Pickering	292	107	103	210	0	0	395	317
Scugog	4	7	0	0	0	0	4	7
Uxbridge	48	88	0	1	0	0	48	89
Whitby	71	206	124	180	0	0	195	386
Remainder of Toronto CMA	989	1,058	44	3	19	40	1,052	1,101
Bradford West Gwillimbury	256	410	0	0	0	0	256	410
Town of Mono	22	83	0	0	0	0	22	83
New Tecumseth	532	520	20	3	0	0	552	523
Orangeville	179	45	24	0	19	40	222	85
Toronto CMA	10,432	10,979	10,269	9,968	1,897	925	22,598	21,872
Oshawa CMA	601	916	303	275	77	33	981	1,224
Greater Toronto Area (GTA)	10,109	10,889	10,792	10,475	1,955	918	22,856	22,282

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
July 2018	0	0.0	0	0.0	1	1.5	2	3.0	63	95.5	66	1,900,000	1,952,921
July 2017	1	1.2	0	0.0	4	4.7	3	3.5	78	90.7	86	1,925,000	1,880,255
Year-to-date 2018	1	0.2	0	0.0	2	0.4	38	8.5	408	90.9	449	2,000,000	2,004,869
Year-to-date 2017	1	0.2	0	0.0	5	0.9	69	12.4	481	86.5	556	1,950,000	1,873,796
Toronto													
July 2018	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
July 2017	0	0.0	0	0.0	0	0.0	1	12.5	7	87.5	8	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	1	3.3	29	96.7	30	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	3	5.7	50	94.3	53	-	-
East York													
July 2018	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
July 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	-	-
Etobicoke													
July 2018	0	0.0	0	0.0	0	0.0	1	7.7	12	92.3	13	-	-
July 2017	0	0.0	0	0.0	0	0.0	0	0.0	20	100.0	20	-	-
Year-to-date 2018	1	0.9	0	0.0	0	0.0	11	10.3	95	88.8	107	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	44	25.0	132	75.0	176	930,000	1,035,633
North York													
July 2018	0	0.0	0	0.0	0	0.0	1	4.3	22	95.7	23	-	-
July 2017	0	0.0	0	0.0	0	0.0	0	0.0	36	100.0	36	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	23	10.6	193	89.4	216	930,000	1,309,516
Year-to-date 2017	0	0.0	0	0.0	0	0.0	1	0.4	222	99.6	223	-	-
Scarborough													
July 2018	0	0.0	0	0.0	1	3.8	0	0.0	25	96.2	26	-	-
July 2017	1	5.3	0	0.0	4	21.1	2	10.5	12	63.2	19	-	-
Year-to-date 2018	0	0.0	0	0.0	2	2.6	1	1.3	74	96.1	77	-	-
Year-to-date 2017	1	1.4	0	0.0	4	5.5	16	21.9	52	71.2	73	-	-
York													
July 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2017	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	2	18.2	9	81.8	11	-	-
Year-to-date 2017	0	0.0	0	0.0	1	4.8	5	23.8	15	71.4	21	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
July 2018	11	4.0	73	26.4	36	13.0	34	12.3	122	44.2	276	890,000	1,203,985
July 2017	9	3.4	23	8.7	55	20.8	35	13.3	142	53.8	264	1,040,000	1,201,005
Year-to-date 2018	154	7.5	427	20.7	269	13.0	236	11.4	977	47.4	2,063	945,000	1,218,920
Year-to-date 2017	72	3.5	212	10.4	299	14.7	338	16.6	1,112	54.7	2,033	1,070,000	1,224,579
Aurora													
July 2018	0	0.0	0	0.0	0	0.0	0	0.0	24	100.0	24	1,445,000	1,405,907
July 2017	0	0.0	0	0.0	5	7.7	9	13.8	51	78.5	65	1,240,000	1,261,975
Year-to-date 2018	0	0.0	0	0.0	0	0.0	5	2.7	177	97.3	182	1,445,000	1,583,326
Year-to-date 2017	0	0.0	0	0.0	36	9.3	90	23.3	260	67.4	386	1,240,000	1,211,732
East Gwillimbury													
July 2018	11	11.2	68	69.4	19	19.4	0	0.0	0	0.0	98	560,000	575,513
July 2017	7	24.1	3	10.3	13	44.8	6	20.7	0	0.0	29	660,000	674,818
Year-to-date 2018	146	19.4	389	51.7	182	24.2	34	4.5	2	0.3	753	595,000	600,181
Year-to-date 2017	37	23.9	26	16.8	74	47.7	18	11.6	0	0.0	155	660,000	640,274
Georgina Township													
July 2018	0	0.0	5	62.5	1	12.5	2	25.0	0	0.0	8	-	702,240
July 2017	2	7.1	18	64.3	6	21.4	2	7.1	0	0.0	28	605,000	623,740
Year-to-date 2018	5	7.9	32	50.8	11	17.5	10	15.9	5	7.9	63	590,000	709,765
Year-to-date 2017	32	15.8	142	70.3	18	8.9	8	4.0	2	1.0	202	575,000	596,664
King Township													
July 2018	0	0.0	0	0.0	0	0.0	0	0.0	25	100.0	25	1,870,000	1,889,930
July 2017	0	0.0	0	0.0	0	0.0	0	0.0	17	100.0	17	1,530,000	1,602,752
Year-to-date 2018	0	0.0	0	0.0	0	0.0	5	2.5	195	97.5	200	1,597,500	1,727,652
Year-to-date 2017	1	0.4	0	0.0	9	4.0	27	11.9	189	83.6	226	1,212,500	1,422,160
Markham													
July 2018	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	-	1,778,108
July 2017	0	0.0	0	0.0	0	0.0	3	27.3	8	72.7	11	1,160,000	1,273,517
Year-to-date 2018	1	1.5	1	1.5	1	1.5	13	19.1	52	76.5	68	1,200,000	1,448,800
Year-to-date 2017	0	0.0	0	0.0	2	2.0	47	47.0	51	51.0	100	995,000	1,682,383
Newmarket													
July 2018	0	0.0	0	0.0	16	42.1	20	52.6	2	5.3	38	817,500	844,043
July 2017	0	0.0	1	5.9	1	5.9	2	11.8	13	76.5	17	1,025,000	981,265
Year-to-date 2018	1	0.6	0	0.0	64	37.6	77	45.3	28	16.5	170	830,000	857,107
Year-to-date 2017	1	0.6	22	14.1	52	33.3	26	16.7	55	35.3	156	810,000	853,141
Richmond Hill													
July 2018	0	0.0	0	0.0	0	0.0	0	0.0	25	100.0	25	2,400,000	2,455,760
July 2017	0	0.0	0	0.0	0	0.0	0	0.0	27	100.0	27	1,690,000	1,752,607
Year-to-date 2018	0	0.0	0	0.0	0	0.0	1	0.7	149	99.3	150	2,275,000	2,596,675
Year-to-date 2017	0	0.0	0	0.0	8	3.6	0	0.0	214	96.4	222	1,622,500	1,859,424
Vaughan													
July 2018	0	0.0	0	0.0	0	0.0	0	0.0	33	100.0	33	2,000,000	1,994,228
July 2017	0	0.0	0	0.0	0	0.0	13	33.3	26	66.7	39	1,085,000	1,778,501
Year-to-date 2018	0	0.0	0	0.0	0	0.0	37	10.1	328	89.9	365	1,640,000	1,767,655
Year-to-date 2017	0	0.0	0	0.0	5	1.1	119	26.0	333	72.9	457	1,235,000	1,411,894
Whitchurch-Stouffville													
July 2018	0	0.0	0	0.0	0	0.0	12	75.0	4	25.0	16	-	875,723
July 2017	0	0.0	1	3.2	30	96.8	0	0.0	0	0.0	31	740,000	754,313
Year-to-date 2018	1	0.9	5	4.5	11	9.8	54	48.2	41	36.6	112	800,000	890,433
Year-to-date 2017	1	0.8	22	17.1	95	73.6	3	2.3	8	6.2	129	740,000	761,124

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
July 2018	24	24.2	19	19.2	20	20.2	17	17.2	19	19.2	99	690,000	805,560
July 2017	68	14.4	168	35.5	147	31.1	68	14.4	22	4.7	473	650,000	673,854
Year-to-date 2018	174	12.6	450	32.7	393	28.5	198	14.4	163	11.8	1,378	675,000	749,643
Year-to-date 2017	237	8.6	890	32.3	949	34.5	463	16.8	214	7.8	2,753	675,000	727,520
Brampton													
July 2018	24	34.3	14	20.0	10	14.3	15	21.4	7	10.0	70	605,000	678,973
July 2017	66	14.5	168	36.9	143	31.4	63	13.8	15	3.3	455	645,000	672,537
Year-to-date 2018	166	14.5	385	33.7	342	29.9	178	15.6	71	6.2	1,142	665,000	692,857
Year-to-date 2017	232	9.5	863	35.4	805	33.0	424	17.4	113	4.6	2,437	665,000	694,494
Caledon													
July 2018	0	0.0	5	31.3	10	62.5	1	6.3	0	0.0	16	730,000	715,275
July 2017	2	18.2	0	0.0	4	36.4	5	45.5	0	0.0	11	750,000	728,355
Year-to-date 2018	8	5.3	65	42.8	51	33.6	19	12.5	9	5.9	152	665,000	710,012
Year-to-date 2017	5	2.2	27	11.7	144	62.6	34	14.8	20	8.7	230	725,000	782,757
Mississauga													
July 2018	0	0.0	0	0.0	0	0.0	1	7.7	12	92.3	13	1,400,000	1,598,300
July 2017	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	1	1.2	83	98.8	84	1,450,000	1,624,628
Year-to-date 2017	0	0.0	0	0.0	0	0.0	5	5.8	81	94.2	86	1,450,000	1,585,492
Halton Region													
July 2018	0	0.0	0	0.0	15	16.7	26	28.9	49	54.4	90	1,190,000	1,240,799
July 2017	0	0.0	5	9.3	9	16.7	25	46.3	15	27.8	54	820,000	1,026,020
Year-to-date 2018	0	0.0	0	0.0	70	10.9	144	22.5	426	66.6	640	1,150,000	1,318,174
Year-to-date 2017	1	0.1	17	2.3	172	23.5	327	44.6	216	29.5	733	880,000	1,178,448
Burlington													
July 2018	0	0.0	0	0.0	0	0.0	8	42.1	11	57.9	19	-	1,136,412
July 2017	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	15	28.3	38	71.7	53	-	1,498,685
Year-to-date 2017	0	0.0	0	0.0	0	0.0	3	7.9	35	92.1	38	-	2,226,250
Halton Hills													
July 2018	0	0.0	0	0.0	0	0.0	3	33.3	6	66.7	9	-	1,243,300
July 2017	0	0.0	0	0.0	0	0.0	8	88.9	1	11.1	9	-	1,074,589
Year-to-date 2018	0	0.0	0	0.0	5	16.7	7	23.3	18	60.0	30	-	1,345,468
Year-to-date 2017	0	0.0	0	0.0	5	10.9	30	65.2	11	23.9	46	1,175,000	1,128,473
Milton													
July 2018	0	0.0	0	0.0	1	9.1	5	45.5	5	45.5	11	990,000	1,032,445
July 2017	0	0.0	5	19.2	8	30.8	10	38.5	3	11.5	26	800,000	827,877
Year-to-date 2018	0	0.0	0	0.0	30	18.2	88	53.3	47	28.5	165	960,000	955,278
Year-to-date 2017	0	0.0	17	5.0	140	41.1	179	52.5	5	1.5	341	820,000	822,163
Oakville													
July 2018	0	0.0	0	0.0	14	27.5	10	19.6	27	52.9	51	1,555,000	1,324,185
July 2017	0	0.0	0	0.0	1	6.7	7	46.7	7	46.7	15	930,000	1,340,327
Year-to-date 2018	0	0.0	0	0.0	35	8.9	34	8.7	323	82.4	392	1,180,000	1,455,116
Year-to-date 2017	1	0.3	0	0.0	27	8.8	115	37.3	165	53.6	308	1,020,000	1,550,516

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
July 2018	6	5.0	44	36.7	39	32.5	27	22.5	4	3.3	120	690,000	701,101
July 2017	13	15.1	31	36.0	26	30.2	13	15.1	3	3.5	86	655,000	653,746
Year-to-date 2018	50	6.5	284	36.6	209	27.0	173	22.3	59	7.6	775	685,000	734,355
Year-to-date 2017	258	31.2	270	32.6	181	21.9	93	11.2	25	3.0	827	555,000	592,361
Ajax													
July 2018	0	0.0	11	45.8	8	33.3	5	20.8	0	0.0	24	687,500	693,788
July 2017	0	0.0	12	41.4	14	48.3	0	0.0	3	10.3	29	655,000	674,231
Year-to-date 2018	0	0.0	39	35.5	21	19.1	46	41.8	4	3.6	110	730,000	776,603
Year-to-date 2017	0	0.0	64	44.4	77	53.5	0	0.0	3	2.1	144	655,000	647,487
Brock													
July 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Clarington													
July 2018	4	16.7	9	37.5	7	29.2	3	12.5	1	4.2	24	-	-
July 2017	10	55.6	5	27.8	1	5.6	2	11.1	0	0.0	18	-	541,167
Year-to-date 2018	32	16.2	104	52.8	44	22.3	14	7.1	3	1.5	197	625,000	627,015
Year-to-date 2017	154	62.6	75	30.5	11	4.5	5	2.0	1	0.4	246	480,000	500,600
Oshawa													
July 2018	2	3.1	23	35.9	24	37.5	15	23.4	0	0.0	64	692,500	703,844
July 2017	3	15.8	12	63.2	4	21.1	0	0.0	0	0.0	19	555,000	574,211
Year-to-date 2018	11	3.9	86	30.7	102	36.4	72	25.7	9	3.2	280	707,500	718,747
Year-to-date 2017	69	34.7	102	51.3	25	12.6	3	1.5	0	0.0	199	520,000	538,503
Pickering													
July 2018	0	0.0	1	20.0	0	0.0	2	40.0	2	40.0	5	-	-
July 2017	0	0.0	0	0.0	3	30.0	7	70.0	0	0.0	10	825,000	828,299
Year-to-date 2018	0	0.0	52	45.2	21	18.3	22	19.1	20	17.4	115	630,000	793,036
Year-to-date 2017	2	2.5	7	8.8	24	30.0	37	46.3	10	12.5	80	825,000	847,721
Scugog													
July 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Uxbridge													
July 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2017	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	-	-
Year-to-date 2018	7	17.9	0	0.0	6	15.4	8	20.5	18	46.2	39	1,000,000	909,638
Year-to-date 2017	24	64.9	6	16.2	2	5.4	5	13.5	0	0.0	37	320,000	422,906
Whitby													
July 2018	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	-	-
July 2017	0	0.0	1	12.5	3	37.5	4	50.0	0	0.0	8	-	803,500
Year-to-date 2018	0	0.0	3	8.8	15	44.1	11	32.4	5	14.7	34	-	801,875
Year-to-date 2017	9	7.4	16	13.2	42	34.7	43	35.5	11	9.1	121	707,500	783,300

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
July 2018	9	13.6	48	72.7	4	6.1	3	4.5	2	3.0	66	575,000	590,043
July 2017	32	19.5	111	67.7	11	6.7	10	6.1	0	0.0	164	570,000	581,261
Year-to-date 2018	180	26.7	405	60.0	45	6.7	39	5.8	6	0.9	675	550,000	571,069
Year-to-date 2017	139	18.1	552	71.9	44	5.7	30	3.9	3	0.4	768	555,000	563,745
Bradford West Gwillimbury													
July 2018	0	0.0	28	84.8	3	9.1	2	6.1	0	0.0	33	600,000	621,142
July 2017	19	25.0	57	75.0	0	0.0	0	0.0	0	0.0	76	555,000	552,648
Year-to-date 2018	3	1.3	213	91.0	10	4.3	5	2.1	3	1.3	234	590,000	606,501
Year-to-date 2017	41	12.9	269	84.6	6	1.9	1	0.3	1	0.3	318	570,000	569,165
Town of Mono													
July 2018	2	28.6	2	28.6	0	0.0	1	14.3	2	28.6	7	-	-
July 2017	1	2.9	12	35.3	11	32.4	10	29.4	0	0.0	34	677,500	700,400
Year-to-date 2018	9	40.9	5	22.7	3	13.6	3	13.6	2	9.1	22	-	562,022
Year-to-date 2017	2	2.4	18	22.0	33	40.2	28	34.1	1	1.2	82	780,000	751,081
New Tecumseth													
July 2018	6	25.0	17	70.8	1	4.2	0	0.0	0	0.0	24	545,000	547,282
July 2017	12	22.2	42	77.8	0	0.0	0	0.0	0	0.0	54	570,000	546,518
Year-to-date 2018	159	42.2	164	43.5	23	6.1	30	8.0	1	0.3	377	515,000	547,278
Year-to-date 2017	96	26.2	263	71.9	5	1.4	1	0.3	1	0.3	366	525,000	522,183
Orangeville													
July 2018	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	-	-
July 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	9	21.4	23	54.8	9	21.4	1	2.4	0	0.0	42	587,500	590,541
Year-to-date 2017	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
Toronto CMA													
July 2018	44	7.2	152	25.0	84	13.8	81	13.3	246	40.5	607	825,000	1,143,035
July 2017	110	10.2	320	29.7	244	22.6	148	13.7	256	23.7	1,078	707,500	907,374
Year-to-date 2018	516	9.5	1,373	25.4	827	15.3	716	13.2	1,984	36.6	5,416	800,000	1,075,128
Year-to-date 2017	476	6.7	1,748	24.7	1,572	22.2	1,266	17.9	2,004	28.4	7,066	775,000	982,046
Oshawa CMA													
July 2018	6	6.6	32	35.2	31	34.1	20	22.0	2	2.2	91	690,000	702,253
July 2017	13	28.9	18	40.0	8	17.8	6	13.3	0	0.0	45	555,000	601,756
Year-to-date 2018	43	8.4	193	37.8	161	31.5	97	19.0	17	3.3	511	665,000	691,166
Year-to-date 2017	232	41.0	193	34.1	78	13.8	51	9.0	12	2.1	566	520,000	574,791
Greater Toronto Area													
July 2018	41	6.3	136	20.9	111	17.1	106	16.3	257	39.5	651	830,000	1,153,977
July 2017	91	9.4	227	23.6	241	25.0	144	15.0	260	27.0	963	740,000	946,315
Year-to-date 2018	379	7.1	1,161	21.9	943	17.8	789	14.9	2,033	38.3	5,305	840,000	1,112,409
Year-to-date 2017	569	8.2	1,389	20.1	1,606	23.3	1,290	18.7	2,048	29.7	6,902	790,000	1,000,355

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units July 2018						
Submarket	**July 2018**	**July 2017**	**% Change**	**YTD 2018**	**YTD 2017**	**% Change**
Toronto City	1,952,921	1,880,255	3.9	2,004,869	1,873,796	7.0
Toronto	-	-	n/a	-	-	n/a
East York	-	-	n/a	-	-	n/a
Etobicoke	-	-	n/a	-	1,035,633	n/a
North York	-	-	n/a	1,309,516	-	n/a
Scarborough	-	-	n/a	-	-	n/a
York	-	-	n/a	-	-	n/a
York Region	1,203,985	1,201,005	0.2	1,218,920	1,224,579	-0.5
Aurora	1,405,907	1,261,975	11.4	1,583,326	1,211,732	30.7
East Gwillimbury	575,513	674,818	-14.7	600,181	640,274	-6.3
Georgina Township	702,240	623,740	12.6	709,765	596,664	19.0
King Township	1,889,930	1,602,752	17.9	1,727,652	1,422,160	21.5
Markham	1,778,108	1,273,517	39.6	1,448,800	1,682,383	-13.9
Newmarket	844,043	981,265	-14.0	857,107	853,141	0.5
Richmond Hill	2,455,760	1,752,607	40.1	2,596,675	1,859,424	39.6
Vaughan	1,994,228	1,778,501	12.1	1,767,655	1,411,894	25.2
Whitchurch-Stouffville	875,723	754,313	16.1	890,433	761,124	17.0
Peel Region	805,560	673,854	19.5	749,643	727,520	3.0
Brampton	678,973	672,537	1.0	692,857	694,494	-0.2
Caledon	715,275	728,355	-1.8	710,012	782,757	-9.3
Mississauga	1,598,300	-	n/a	1,624,628	1,585,492	2.5
Halton Region	1,240,799	1,026,020	20.9	1,318,174	1,178,448	11.9
Burlington	1,136,412	-	n/a	1,498,685	2,226,250	-32.7
Halton Hills	1,243,300	1,074,589	15.7	1,345,468	1,128,473	19.2
Milton	1,032,445	827,877	24.7	955,278	822,163	16.2
Oakville	1,324,185	1,340,327	-1.2	1,455,116	1,550,516	-6.2
Durham Region	701,101	653,746	7.2	734,355	592,361	24.0
Ajax	693,788	674,231	2.9	776,603	647,487	19.9
Brock	-	-	n/a	-	-	n/a
Clarington	-	541,167	n/a	627,015	500,600	25.3
Oshawa	703,844	574,211	22.6	718,747	538,503	33.5
Pickering	-	828,299	n/a	793,036	847,721	-6.5
Scugog	-	-	n/a	-	-	n/a
Uxbridge	-	-	n/a	909,638	422,906	115.1
Whitby	-	803,500	n/a	801,875	783,300	2.4
Remainder of Toronto CMA	590,043	581,261	1.5	571,069	563,745	1.3
Bradford West Gwillimbury	621,142	552,648	12.4	606,501	569,165	6.6
Town of Mono	-	700,400	n/a	562,022	751,081	-25.2
New Tecumseth	547,282	546,518	0.1	547,278	522,183	4.8
Orangeville	-	-	n/a	590,541	-	n/a
Toronto CMA	1,143,035	907,374	26.0	1,075,128	982,046	9.5
Oshawa CMA	702,253	601,756	16.7	691,166	574,791	20.2
Greater Toronto Area (GTA)	1,153,977	946,315	21.9	1,112,409	1,000,355	11.2

Source: CMHC (Market Absorption Survey)

Figure 5.1a: MLS® Residential Average Price for Toronto

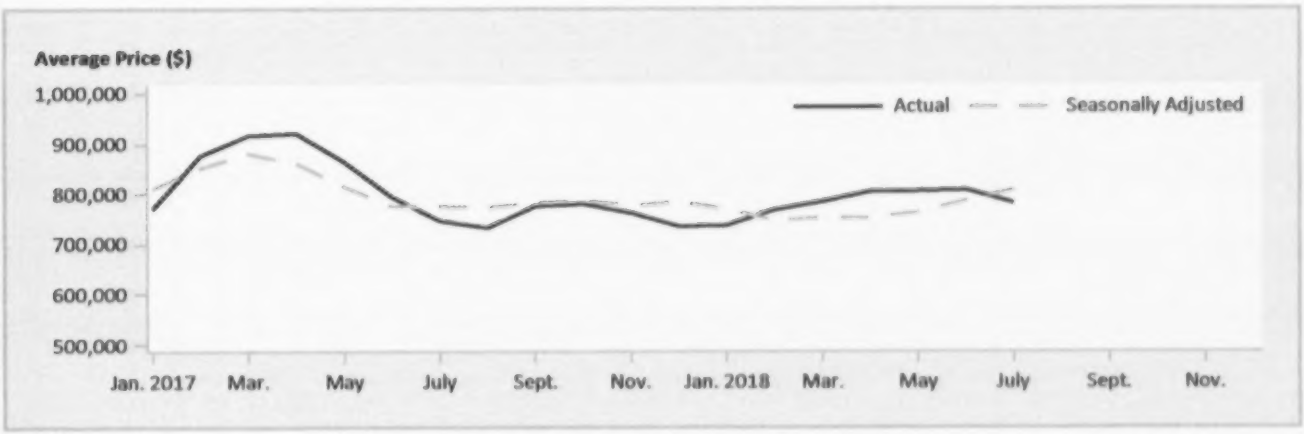


Figure 5.2a: MLS® Residential Sales for Toronto

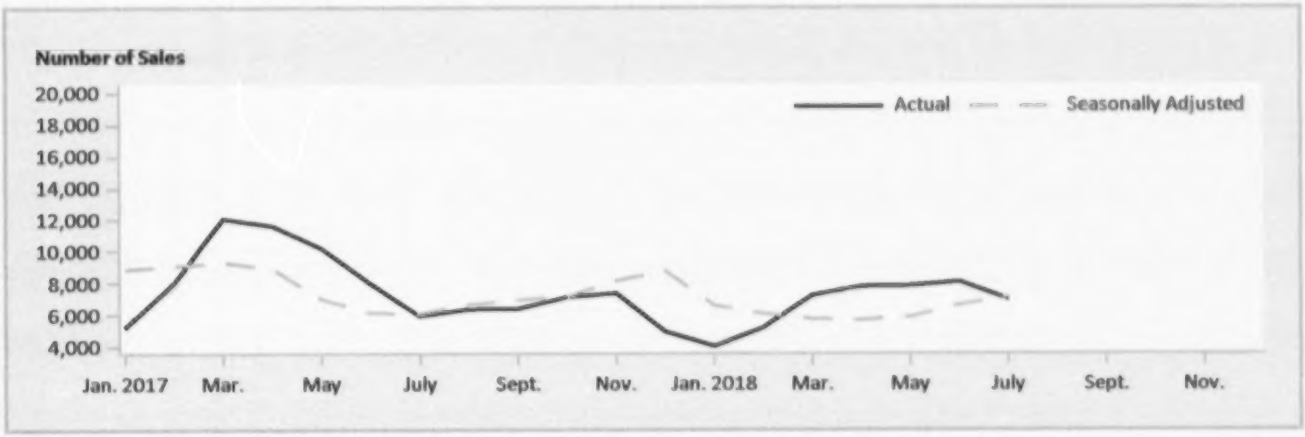
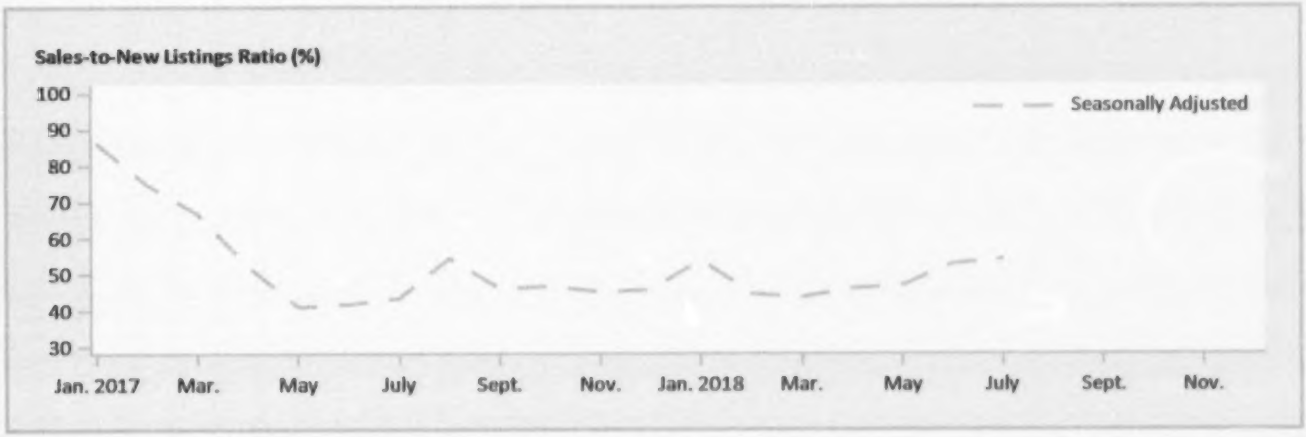


Figure 5.3a: MLS® Residential Sales- to- New Listings Ratio for Toronto



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Source: CREA / Haver Analytics

Figure 5.1b: MLS® Residential Average Price for Durham Region

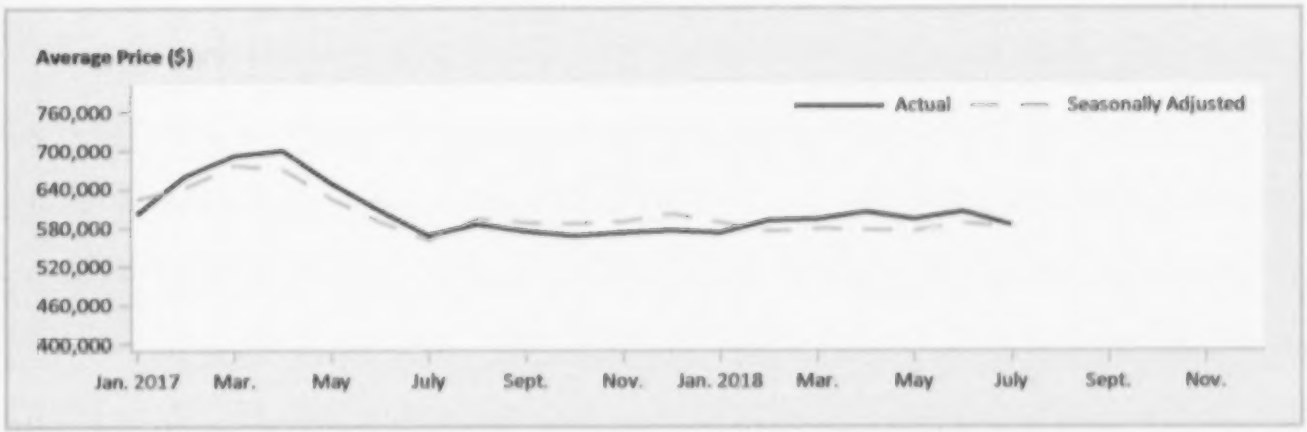


Figure 5.2b: MLS® Residential Sales for Durham Region

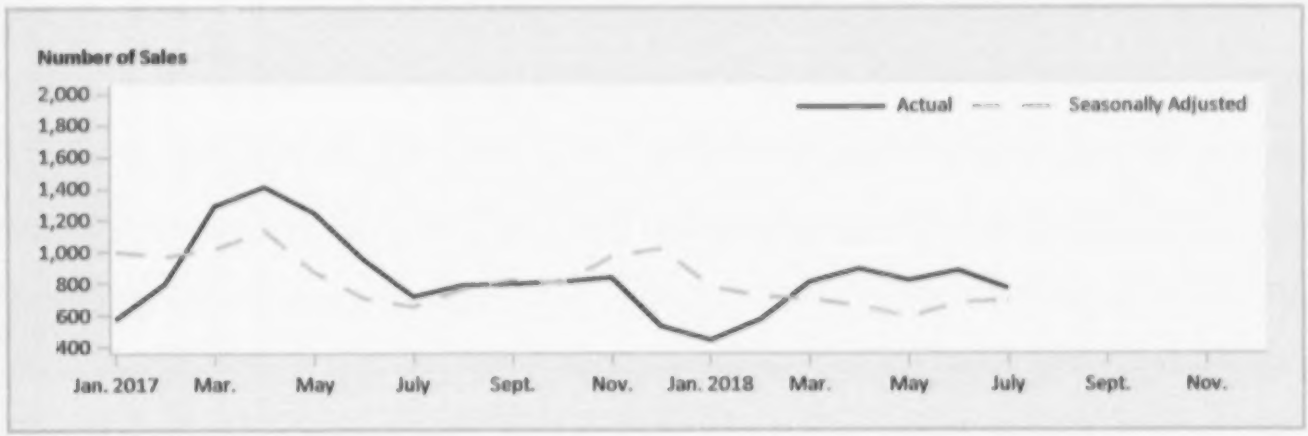
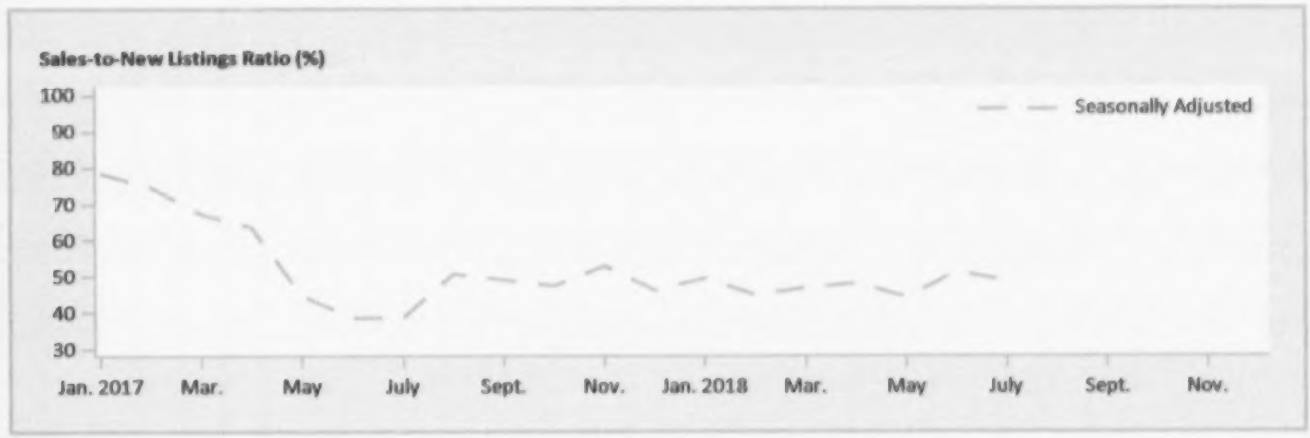


Figure 5.3b: MLS® Residential Sales- to- New Listings Ratio for Durham Region



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Source: CREA / Haver Analytics

Table 6a: Economic Indicators Toronto CMA
July 2018

		Inteterest Rates			NHPI, Total, Toronto CMA 2016.12 =100	CPI, Toronto CMA 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	100.2	132.1	3,218	7.0	66.0	967
	February	561	3.14	4.64	101.2	132.5	3,235	7.0	66.3	969
	March	561	3.14	4.64	101.4	133.0	3,248	7.1	66.5	970
	April	561	3.14	4.64	103.5	133.6	3,257	6.8	66.4	976
	May	561	3.14	4.64	104.6	133.7	3,265	6.9	66.5	974
	June	561	3.14	4.64	104.6	134.2	3,267	6.7	66.3	974
	July	573	3.14	4.84	104.6	134.0	3,270	6.8	66.3	975
	August	573	3.14	4.84	104.6	133.8	3,274	6.3	65.9	983
	September	575	3.09	4.89	104.6	134.4	3,293	6.1	66.0	990
	October	581	3.24	4.99	104.7	134.3	3,315	5.9	66.2	994
	November	581	3.24	4.99	104.7	134.6	3,336	6.0	66.5	999
	December	581	3.24	4.99	104.7	134.0	3,356	6.0	66.9	1,005
2018	January	590	3.34	5.14	104.6	135.3	3,363	5.9	66.8	1,011
	February	590	3.34	5.14	104.0	136.0	3,364	5.8	66.6	1,015
	March	590	3.34	5.14	103.7	136.7	3,351	5.8	66.2	1,017
	April	590	3.34	5.14	103.2	136.8	3,342	5.9	66.0	1,023
	May	601	3.49	5.34	103.2	136.7	3,336	6.2	65.9	1,027
	June	601	3.49	5.34	103.2	137.5	3,340	6.3	65.9	1,028
	July	601	3.49	5.34		138.0	3,361	6.1	66.0	1,020
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
July 2018

		Inteterest Rates			NHPI, Total, Toronto CMA 2016.12 =100	CPI, Toronto CMA 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	100.2	132.1	216.6	5.3	69.3	1,025
	February	561	3.14	4.64	101.2	132.5	211.8	5.8	68.1	1,045
	March	561	3.14	4.64	101.4	133.0	207.2	6.0	66.7	1,064
	April	561	3.14	4.64	103.5	133.6	205.8	6.1	66.2	1,073
	May	561	3.14	4.64	104.6	133.7	209.5	5.9	67.2	1,077
	June	561	3.14	4.64	104.6	134.2	213.6	5.7	68.3	1,070
	July	573	3.14	4.84	104.6	134.0	213.3	5.7	68.1	1,063
	August	573	3.14	4.84	104.6	133.8	213.3	5.1	67.5	1,059
	September	575	3.09	4.89	104.6	134.4	212.4	4.8	66.9	1,067
	October	581	3.24	4.99	104.7	134.3	212.8	5.0	67.1	1,062
	November	581	3.24	4.99	104.7	134.6	211.3	5.4	66.8	1,055
	December	581	3.24	4.99	104.7	134.0	209.0	5.5	66.0	1,030
2018	January	590	3.34	5.14	104.6	135.3	207.9	5.2	65.4	1,025
	February	590	3.34	5.14	104.0	136.0	209.2	4.8	65.5	1,027
	March	590	3.34	5.14	103.7	136.7	214.0	4.5	66.6	1,045
	April	590	3.34	5.14	103.2	136.8	219.6	4.4	68.2	1,038
	May	601	3.49	5.34	103.2	136.7	224.9	4.5	69.7	1,025
	June	601	3.49	5.34	103.2	137.5	227.7	4.2	70.3	1,019
	July	601	3.49	5.34		138.0	227.2	4.4	70.1	1,018
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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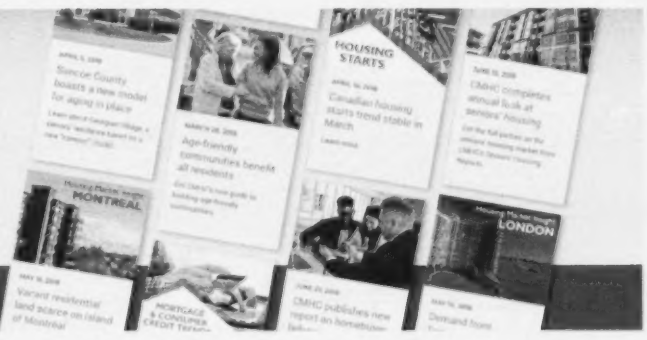

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